



38 SINGLETON AVENUE | CREWE | CHESHIRE | CW1 3TY | OIRO £127,000



38 Singleton Avenue, Crewe, Cheshire, CWI 3TY

In a convenient location within Crewe, the mature end terrace house is suitable for improvement throughout.

Appealing to both buy to let investors and owner occupiers the property is well proportioned and enjoys an outlook to the front over an open green space

Briefly comprising; Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen Diner, Cloaks/WC. First floor landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Gravelled frontage. Rear garden with shed.

UPVC double glazing and gas central heating.

NO CHAIN





DIRECTIONS

Proceed from Nantwich to Crewe along Crewe/Nantwich road. Upon entering the 20 mph limit turn left into Mill Street and turn left again into Vernon Way. Take the left turn into Badger Avenue and turn right into Broad Street. Turn right into Singleton Avenue. The property is set back in the far corner of the cluster of properties, park where available eg on road parking, where a short walk then takes you to No 38 overlooking the green space.

CREWE

Crewe is a large conurbation located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585.

Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

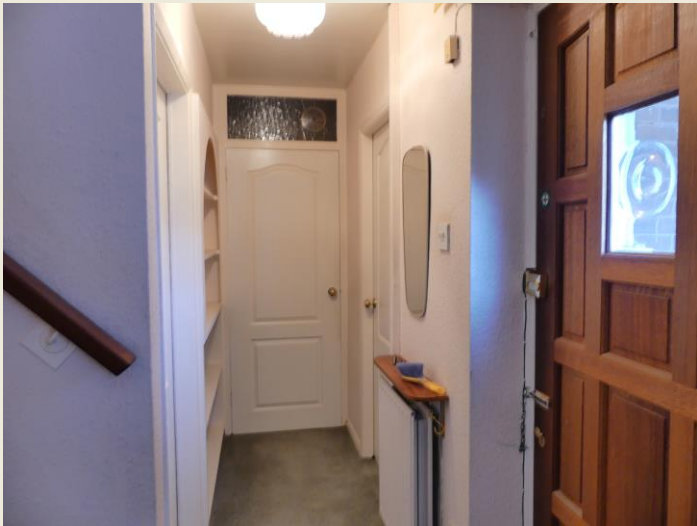
ENTRANCE PORCH

UPVC double glazed porch with door to front. Built in cupboard. Flooring with inset matwell. Door to the entrance hall.



ENTRANCE HALL

Ceiling light point. Built in cloaks cupboard. Radiator. Recessed shelving. Smoke detector. Stairs rising to the first floor.



CLOAKS / WC

Low level WC. Wall mounted wash hand basin with tiled surround. UPVC double glazed window. Radiator. Ceiling light point.

LIVING ROOM

A well proportioned room with dual aspect. Ceiling light point. Ceiling coving. large UPVC double glazed window to the front with pleasant outlook. Radiator. TV aerial. Arched recessed shelving. Fireplace with electric fire. Aluminium double glazed sliding doors to the conservatory.



SUN ROOM

UPVC double glazed structure with various opening lights.



KITCHEN DINER

Fitted with pine fronted wall, base and drawer units featuring peninsula. Rolled topped laminated work surface with inset stainless steel sink unit. Two ceiling light points. UPVC double glazed window to the rear with tiled cill. Electric cooker slot with tiled splash back and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Built in cupboards with shelving. Archway to rear vestibule with built in shelving. Quarry tile floor and UPVC double glazed door to the rear. Space for table and chairs.

BEDROOM ONE

Ceiling light point. Radiator. UPVC double glazed window to the front. Range of fitted wardrobes, cupboards, dressing table and wall mounted mirror. Sliding door to the landing.

BATHROOM

'Twyfords' grey three piece suite. Panel bath with mixer taps and Triton Cara electric shower over. Low level WC. Pedestal wash hand basin. Ceiling light point. Fully tiled walls. Radiator. UPVC double glazed window to the rear.



BEDROOM TWO

Ceiling light point. UPVC double glazed window to the front elevation. Radiator. Storage cupboard.

FIRST FLOOR LANDING

Ceiling light point. Loft access. Smoke detector. Built in cupboard with wall mounted 'Baxi' gas central heating boiler. Additional built in airing cupboard.







BEDROOM THREE

Ceiling light point. UPVC double glazed window to the rear. Radiator. Sliding door to the landing.



EXTERIOR

Side gated access (for rear of properties), pathway to rear. Gravelled frontage with railings. The rear garden requires attention. Timber shed.

EPC RATING: D

COUNCIL TAX BAND: A

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.



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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

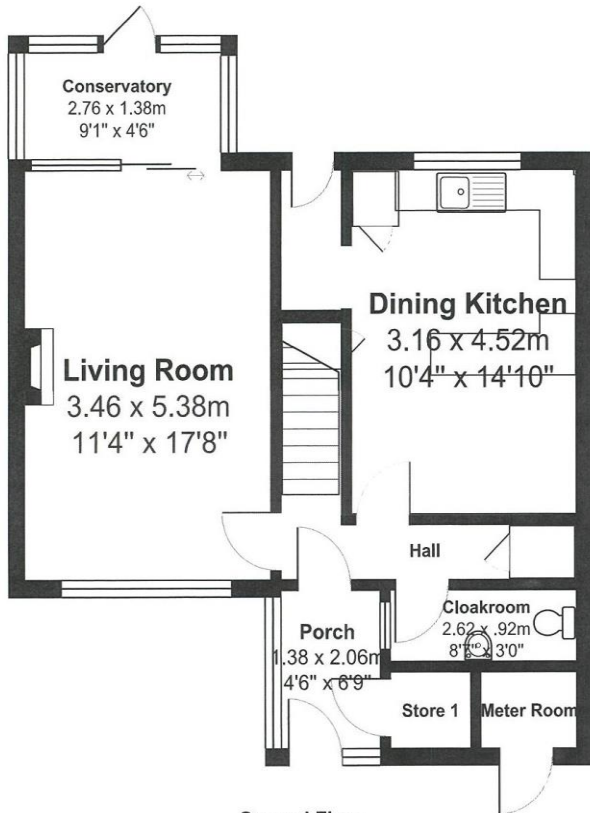
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FINANCIAL ADVICE

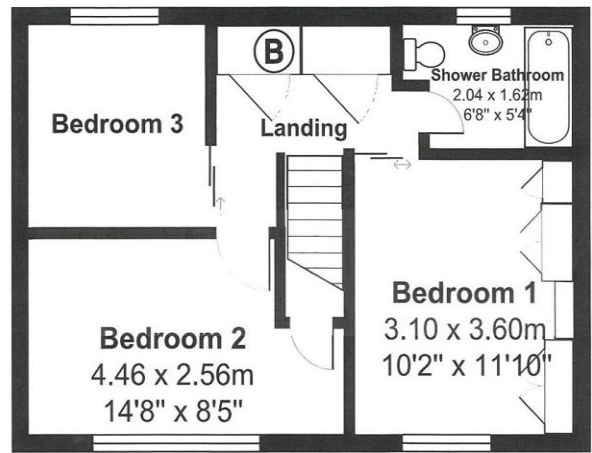
We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor
Area: 52.2 m² ... 561 ft²



First Floor
Area: 41.5 m² ... 447 ft²

TOTAL AREA 93.7 m² ... 1009 ft² (excluding store 1, meter room)

All measurements are approximate and for display purposes only
38, Singleton Avenue, Crewe, CW1 3TY