



6 BURJEN WAY | CREWE | CHESHIRE | CW1 3TP | OIRO £175,000





# 6 Burjen Way, Crewe, Cheshire, CWI 3TP

Standing in a pleasant established cul de sac conveniently positioned close to the towns facilities, hospital and Bentley Motors.

The excellent three bedroom semi detached house briefly comprises; Entrance Hall, Living Dining Room, Fitted Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Lawned front garden and driveway.

Rear garden with lawn, two raised decking areas, and large workshop/stores.

UPVC double glazing and Gas central heating.

**VIEWING IS STRONGLY RECOMMENDED**







#### DIRECTIONS

Proceed from Nantwich to Crewe along Crewe Road (A534). Upon reaching the 20 mph zone turn left onto the A5019 (Mill Street). At the roundabout turn right into Vernon Way and continue ahead at the next roundabout continuing along Vernon Way. Turn left at the traffic lights into Badger Avenue. Turn right into Ford Lane and take the left turn into Princess Street, take the immediate left turn into Ellis Street and take the left turn into Buryen Way where the property will be observed on the right hand side.

#### 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 HALL**

Attractive entrance door, stairs rising to the first floor. Door to the Living Dining Room.

**'L' SHAPED LIVING DINING ROOM**

**LIVING ROOM (14'11" x 10'9")**

Light and spacious with large UPVC double glazed window to the front elevation, feature fireplace, radiator.

**DINING AREA (8'11" x 8'9")**

UPVC double glazed sliding doors to the rear elevation. Door to the kitchen.







#### FITTED KITCHEN (9'1 x 8'9)

Well equipped with an attractive range of wall, base and drawer units. UPVC double glazed window to the rear, part tiled walls. Integrated electric hob, with extractor fan over and oven. Space and plumbing for washing machine and fridge freezer. Understairs storage. UPVC double glazed door to the side elevation.



#### FIRST FLOOR LANDING

UPVC double glazed window to the side.

#### BATHROOM (6'2 x 5'6)

Remodelled and well appointed with white three piece suite. Bath with super rainfall shower overhead, low level WC, Wash hand basin, UPVC double glazed window, part tiled.







**BEDROOM ONE (11'5 x 7'1)**

UPVC double glazed window to the front elevation, radiator.

**BEDROOM TWO (10' x 9'1)**

UPVC double glazed window with pleasant rear garden outlook, radiator.



**BEDROOM THREE (6'4 x 6'3)**

UPVC double glazed window to the front elevation, radiator, built in cupboard housing the loft access to the boiler.







#### EXTERIOR

Approached over an ample driveway there is manageable lawned garden frontage. Side gate and fencing. Rear lawned garden with two raised decked areas. Large workshop with power and light.

EPC RATING: D

COUNCIL TAX BAND: B

#### 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.

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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

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.





#### FINANCIAL ADVICE

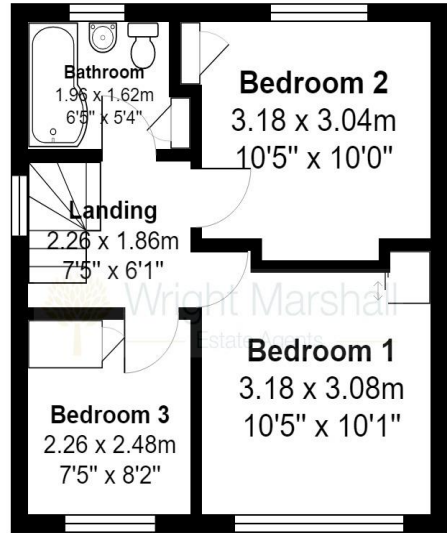
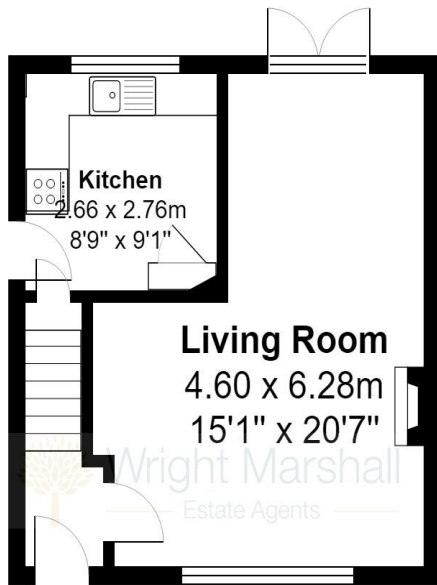
We can help you fund your new purchase with mortgage advice!

\*\* 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](mailto: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: 34.8 m<sup>2</sup> ... 374 ft<sup>2</sup>

**Total Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only  
6, Burjen Way, Crewe, CW1 3TP

**First Floor**  
Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>