



54 ALTON STREET | CREWE | CHESHIRE | CW2 7QF | OIRO £130,000



54 Alton Street, Crewe, Crewe, Cheshire, CW2 7QF

Standing in a convenient location within Crewe, the property is accessed via front steps rising to the open porch with original tiled walls. The pleasant three bedroom, one bathroom mid terrace town house briefly comprises; Entrance Hall, Living Room, Dining Room, Breakfast Kitchen. First Floor Landing with original cupboard, Bedroom One with walk in wardrobes, Bedroom Two, Bedroom Three, Bathroom.

Large rear paved garden. On street parking. UPVC double glazing and gas central heating.

The property is ideal for owner occupiers or buy to let investors having been a successful rental property.

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road, continuing through Willaston and Wistaston. Upon reaching Nantwich Road turn left into Ruskin road and continue to the junction with Alton Street. Turn left where the property will be observed on the left hand side.

CREWE

Crewe is a railway town within the unitary authority area of Cheshire East & perhaps best known as a large railway junction. From 1946 until 2002, it was also the home of Rolls Royce motor car production. The Pym's Lane factory on the West of the town now produces Bentley Motorcars exclusively.

The town has two small shopping centres; the Victoria Centre & the Market Centre. There are indoor and outdoor markets throughout the week. Grand Junction Retail Park is just outside the centre of town. Nantwich Road provides a wide range of secondary local shops, with a variety of small retailers and estate agents.

Crewe railway station is less than a mile from Crewe town centre. It is one of the largest stations in the North West and a major interchange station on the West Coast Main Line. It has 12 platforms in use and has a direct service to London (Euston) (average journey time of around 1 hour 30 minutes), Edinburgh, Cardiff, Liverpool, Manchester, Birmingham, Glasgow, Derby, Stoke-on-Trent, Chester, Wrexham, Holyhead for the ferry connections to Dun Laoghaire and Dublin Port. Many other towns and cities also have railway connections to Crewe.

NEARBY NANTWICH TOWN (ABOVE PHOTO)

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.

AGENTS NOTE

The property has recently been redecorated (neutral throughout) and carpeted and is for sale with the benefit of NO CHAIN. Having been successfully rented the property achieved £525 pcm.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

OPEN PORCH

Steps rising to the entrance. Timber entrance door. Original tiled walls.

ENTRANCE HALL

Ceiling light point. Radiator. Original plasterwork. Stairs rising to the first floor.



LIVING ROOM (14'4 max into bay x 11'11)

Ceiling light point with ornate original ceiling rose. Ceiling coving. Picture rail. Radiator. Three UPVC double glazed windows to front bay. Cupboard housing electricity meter and separate cupboard housing gas meter.



DINING ROOM (15'1 max x 12'6 max)

Ceiling light point. Ceiling coving. Radiator. TV aerial. UPVC double glazed window to the rear. Exposed chimney breast. Door to the breakfast kitchen.





BREAKFAST KITCHEN (14'4 x 9'7)

Light wood effect wall, base and drawer units with rolled topped laminated work surface and inset stainless steel single drainer sink unit and mixer tap. Ceiling light point. UPVC double glazed windows to rear and side. Integrated electric four ring hob with fixed extractor over and electric oven beneath. Space for tall fridge freezer. Space and plumbing for washing machine. Wall mounted gas central heating boiler. Part tiled walls. Vinyl flooring. Understairs pantry cupboard.

FIRST FLOOR LANDING

Ceiling light point. Smoke detector. Original cupboard.

BEDROOM ONE (11'9 x 12'3)

Ceiling light point. Radiator. Two UPVC double glazed windows to the front elevation. Door to the walk in wardrobe.



WALK IN WARDROBE

Two ceiling light points. Shelving and hanging rails.

BEDROOM TWO (13'2 x 10'1)

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

BEDROOM THREE (9'7 x 8'9)

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

BATHROOM (5'2 x 6'7)

Panelled bath with mixer taps and hand held shower attachment. Low level WC. Pedestal wash hand basin. Ceiling light point. Part tiled walls. Radiator. UPVC double glazed window. Wood effect vinyl flooring.

EXTERIOR

On street parking where available. Low brick front wall with privet hedge and steps rising to the front entrance. Walled rear garden being paved with pathway to a rear timber pedestrian gate (bin access).

EPC RATING: D

COUNCIL TAX BAND: A

SERVICES

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

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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, 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.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk