



10 CHRISTCHURCH AVENUE | WISTASTON | CREWE | CHESHIRE | CW2 8FE | OIRO £165,000



10 St Andrews Court, Wistaston, Crewe, Cheshire, CW2 8FE

NO CHAIN - READY TO BUY!

Close to the popular Danebank (South Cheshire) College & convenient for both Crewe and Nantwich this very manageable, comfortable semi detached house offers plenty of scope for buyers to create their ideal home.

Suitable for modernisation and improvement, the property has enough space for single or dual occupants & is particularly suited to first time buyers.

The pleasant accommodation briefly comprises; Entrance Hall, Living Room, Kitchen Diner, First Floor Landing, Bedroom One, Bedroom Two & Bathroom.

With a larger than standard size garden & driveway providing ample off road parking there is certainly plenty of potential for buyers to 'add their own stamp'.

UPVC D.G. & Gas C.H.

VIEWING IS STRONGLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane. Continue past the charming public house nestled in the trees & at the mini roundabout bear right into Valley Road. Turn right into Danebank Avenue & turn right into College Fields. Turn left into Sandhurst Avenue & bear right into Christchurch Avenue where the property will be observed on the left 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

UPVC double glazed entrance door with side pane. Ceiling light point. Ceiling coving. Smoke detector. Radiator. Stairs rising to the first floor.



LIVING ROOM (16'1" max x 9'6")

Ceiling light point. UPVC double glazed window to the front elevation. Radiator. Gas fire with surround, marble insert and raised hearth. TV aerial. Understairs storage cupboard. Door to the kitchen diner.



KITCHEN (8'6" x 12'10")

Two ceiling light points. Wall mounted British Gas central heating boiler. Part tiled walls. UPVC double glazed window to rear and door. Radiator. Vinyl flooring. Space for table and chairs. Melamine wall, base and drawer units. Rolled topped laminated work surface with inset sink unit and mixer tap. Integrated 4 ring electric hob and oven beneath. Space and plumbing for washing machine. Space for under counter appliance, eg fridge. Space for tall fridge freezer.





FIRST FLOOR LANDING

Ceiling light point. Smoke detector and loft access.

BATHROOM

Peach coloured three piece suite comprising panelled bath with Heatstore Plus II electric shower over. Low level Wc. Pedestal wash hand basin. Ceiling light point. UPVC double glazed window to side. Extractor fan. Radiator. Part tiled walls. Tile effect vinyl flooring.



BEDROOM ONE (8'6" x 12'10")

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



BEDROOM TWO (9'6" x 10'10")

Ceiling light point. Radiator. UPVC double glazed window to front. Built in over stairs cupboard with hot water tank and shelf. Built in wardrobes with hanging and shelving.





EXTERIOR

Tarmacadam driveway to the front providing off road parking with gravelled frontage. Fencing with gate to side providing access to the rear garden.

Low maintenance rear garden being both paved and featuring slate chippings and various shrubs.

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.

FINANCIAL ADVICE

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

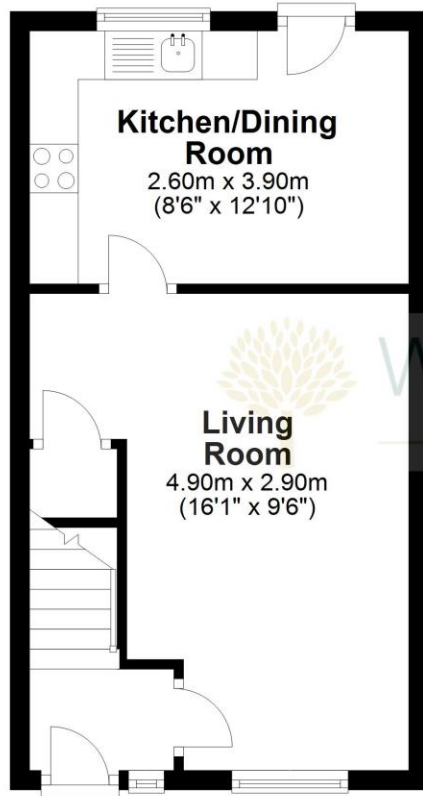
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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

Approx. 29.6 sq. metres (319.0 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 59.3 sq. metres (638.1 sq. feet)

10 Christchurch Avenue

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk