



16 ST ANDREWS COURT | CREWE | CHESHIRE | CW2 6LE | OIRO £154,950



16 St Andrews Court, Crewe, Cheshire, CW2 6LE

NO CHAIN - READY TO BUY!

An ideal proposition for owner occupiers or buy to let investors.

Conveniently located, this is an excellent end terraced house within walking distance of shops & facilities on Nantwich Road & boasting flexible accommodation over three floors. Featuring Three Bedrooms & Two Bathrooms, the property has parking to the rear & garden. Double glazing throughout & Gas central heating.

VIEWING IS STRONGLY RECOMMENDED





DIRECTIONS

Proceed along Crewe Road into Nantwich Road & upon entering Crewe (20 mph), turn right into Bedford Street where the property will be located 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

Part glazed entrance door. Ceiling light point. Stairs rising to the first floor.



LOUNGE / OFFICE / BEDROOM FOUR (8'10 x 7'10)

Ceiling light point. Bay with three UPVC double glazed windows. Radiator.

CLOAKROOM

Low level WC. Wash hand basin. Ceiling light point. Radiator.

KITCHEN (6'7 x 11'10)

Cream coloured wall, base and drawer units. Roll topped laminated work surface with stainless steel single drainer sink unit and mixer tap. Ceiling light point. UPVC double glazed window. Part tiled walls. Extractor fan. Radiator. Wall mounted gas central heating boiler. Part glazed door to the rear. Gas hob with concealed extractor over. Electric oven beneath. Space and plumbing for washing machine. Space for base level fridge. Tile effect floor.





FIRST FLOOR LANDING

Ceiling light point. UPVC double glazed window to stairs. Dado rail. Built in cupboard.

LIVING ROOM (9'2 x 11'10)

Ceiling light point. Bay with three UPVC double glazed windows. Radiator.

BEDROOM THREE (6'6 x 6'7)

Ceiling light point. Radiator. UPVC double glazed window.

BATHROOM

Panelled bath. Part tiled walls. UPVC double glazed window. Pedestal wash hand basin with mixer taps. Radiator. Low level WC. Tiled floor.



SECOND FLOOR LANDING

Ceiling light point.

BEDROOM ONE (9'2 x 11'10)

Ceiling light point. Bay with three UPVC double glazed windows. Radiator.

BEDROOM TWO (11'10 x 6'11 max)

Ceiling light point. Radiator. Two UPVC double glazed windows.

SHOWER ROOM

Built in shower (fully tiled walls) with mains shower. Radiator. Pedestal wash hand basin with tiled splashback. Ceiling light point. Low level WC. Shaver point. Tile effect floor.





EXTERIOR

Pathway leading to the front entrance continuing to side timber gate. Black railings to front with shrubs and lawn. Rear garden and parking accessed to the rear of the property with double opening timber gates. Lawned area. Tarmac driveway and paved patio. Fencing to boundaries. (Note : rear garden and parking accessed via St. Andrews Avenue).

EPC RATING: C

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

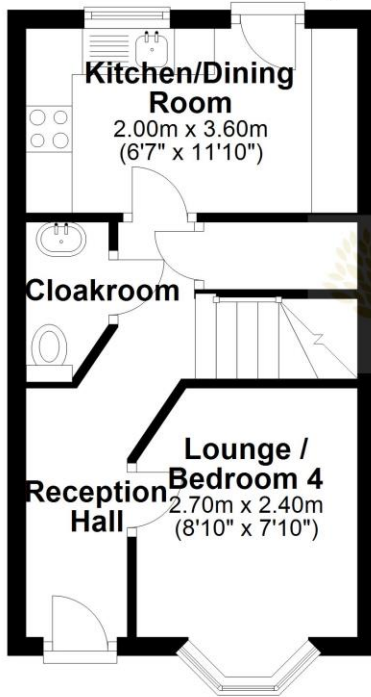
We can help you fund your new purchase with mortgage advice!

** 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.

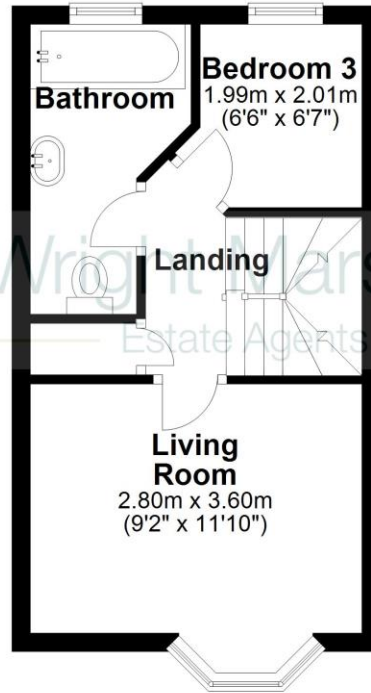
Ground Floor

Approx. 23.9 sq. metres (256.9 sq. feet)



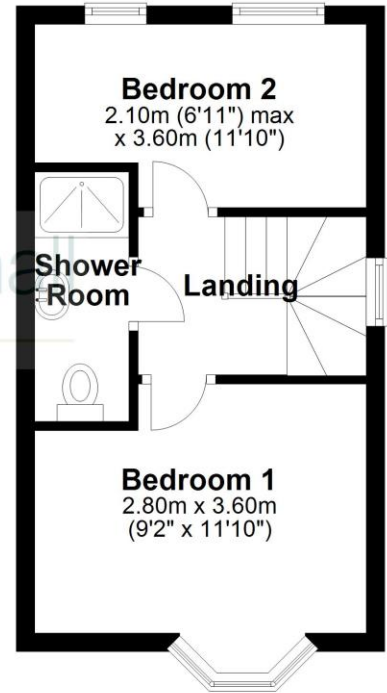
First Floor

Approx. 24.3 sq. metres (261.1 sq. feet)



Second Floor

Approx. 24.4 sq. metres (262.7 sq. feet)



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