



3 MERLIN COURT | CREWE | CHESHIRE | CW1 3TH | OIRO £189,000





# 3 Merlin Court, Crewe, Cheshire, CWI 3TH

An excellent opportunity to acquire a superb Three Bedroom, Two Bathroom modern Mid Mews House situated in a pleasant cul de sac of properties in a convenient location.

The property offers flexible accommodation over three floors.

Briefly comprising; Entrance Hall, Cloaks WC, Kitchen Diner, Utility Room, Bedroom Four / Sitting Room.

First Floor Landing, Living Room, Mastr Bedroom One with Ensuite Shower Room.

Second Floor Landing, Bedroom Two, Bedroom Three, Bathroom.

Single garage & tandem driveway. Garden frontage & excellent and attractive enclosed rear garden.

Conveniently located for commuting being within easy distance also for Leighton Hospital, road & rail networks.

UPVC D.G. & Gas C.H.

**NO CHAIN**







#### DIRECTIONS

Proceed from Nantwich along the Middlewich Road to Leighton Hospital. Turn right into Smithy Lane & proceed ahead at the mini roundabout. At the traffic lights continue & turn right into Merlin Court. The property will be observed on the right 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.

#### 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 1 hr 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 with external courtesy light. Ceiling light point. Wood effect laminate floor. Stairs rising to the first floor.







#### CLOAKS / WC

Low level WC. Pedestal wash hand basin with tiled splashback. Ceiling light point. Radiator. Wood effect laminate floor.



#### KITCHEN DINER

Modern light wood effect wall, base and drawer units. Roll topped laminated work surface with inset sink unit. Ceiling light points. Under unit lighting. Window to rear. Tiled floor and part tiled walls. Integrated gas hob with extractor hood over and electric oven beneath. Space and plumbing for fridge and separate freezer. Space and plumbing for tumble dryer. Door to utility room.

#### UTILITY ROOM

Ceiling light point. Modern light wood effect wall and base units. Roll topped laminated work surface and inset sink unit. Part tiled walls. Tiled floor. Double glazed door to the rear.



#### BEDROOM FOUR / SITTING ROOM

Ceiling light point. Radiator. Window to the front.







#### FIRST FLOOR LANDING

Ceiling light point. Radiator. Window to the front.

#### LIVING ROOM

A well proportioned room with pleasant outlook over the rear garden. Two windows to the rear. Ceiling coving. TV aerial point. Radiator. Attractive fireplace.

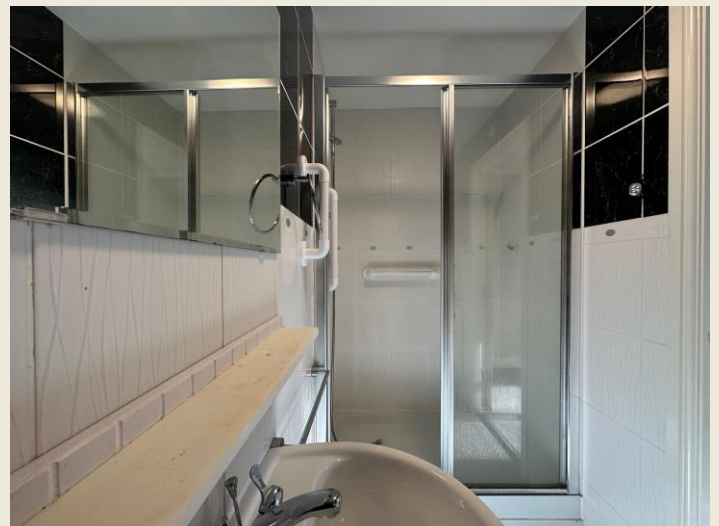


#### MASTER BEDROOM ONE

Ceiling light point. Ceiling coving. Radiator. Window to the front. Door to the ensuite.

#### ENSUITE SHOWER ROOM

Built in shower with mains shower. Part tiled walls. Ceiling light point. Low level WC. Pedestal wash hand basin. Radiator.







#### SECOND FLOOR LANDING

Ceiling light point. Built in cupboard.

#### BEDROOM TWO

Ceiling light point. Radiator. Window.

#### BEDROOM THREE

Ceiling light point. Radiator. Window.

#### BATHROOM

Panelled bath with mixer taps and hand held shower attachment. Low level WC. Pedestal wash hand basin. Two ceiling light points. Extractor fan. Part tiled walls. Radiator.

#### EXTERIOR

Highly attractive railings and shrubs. Pathway leading to the front entrance. Single garage (opposite the property and numbered) with up and over door.

Tarmac driveway providing parking space. Pleasant enclosed rear garden with simulated lawn.

EPC RATING: C

COUNCIL TAX BAND: C

#### 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 Leasehold (Subject to Contract). 999 years lease beginning on the 1 January 2006. Annual ground rent approx £150

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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

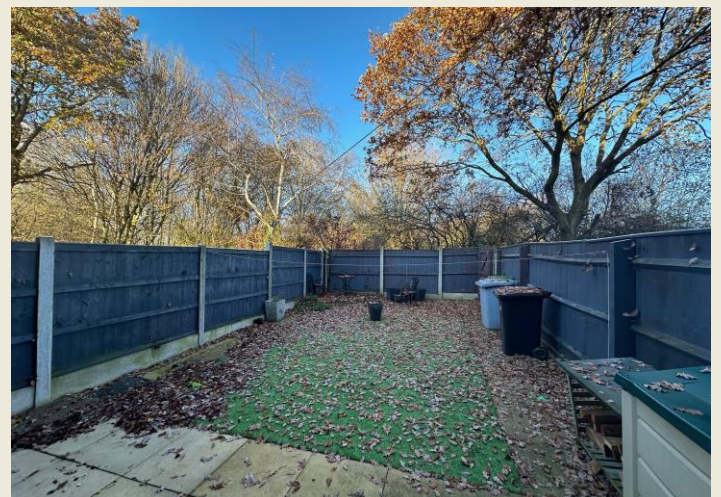
All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange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



FLOOR PLANS PENDING

Wright Marshall  
Estate Agents

**Tel : 01270 625410**

Wright Marshall

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