



3 BAKER CLOSE | CREWE | CHESHIRE | CW2 8GS | OIRO £279,950





Nestled in a popular well established residential locality, this outstanding spacious & naturally light Three Bedroom, Two Bathroom Detached Modern House stands in an excellent cul de sac position being convenient for both Nantwich & Crewe. Road & rail links are close by whilst there are also schools & shops a short walk away.

Boasting impeccably appointed generous interiors the accommodation briefly comprises; Entrance Hall, spacious Living Dining Room which open to the charming to Garden / Family Room, Contemporary sleek Breakfast Kitchen, Separate Utility Room and Cloaks WC. First Floor Landing, Master Bedroom One with range of fitted furniture, Ensuite Shower Room, Bedroom Two with built in storage, Bedroom Three with built in storage & Family Bathroom. Well thought out, the meticulously designed frontage provides excellent unusually generous parking provision for several vehicles and is incredibly low maintenance featuring a simulated shaped lawn. Single garage with remote operated roller door. The rear garden is wonderfully easy maintenance creating a super space in which to entertain or simply relax. Simulated lawn, raised planted beds & patio areas.

UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout. Continue ahead into Hospital Street & at the Churches Mansion roundabout take the first exit, taking the third exit at the next roundabout onto Crewe Road. Proceed along Crewe Road passing 'The Peacock' public house and taking the second exit at the roundabout. Continue along Crewe Road turning left into Church Lane and passing 'The Woodside' public house on the right hand side. Turn right at the mini roundabout into Valley Road & continue beyond the shops on the left & pedestrian crossing. Turn right into Langley Drive & bear left continuing on Langley Drive. Turn left into Baker Close where the property will be observed on the left hand side.

#### LOCATION

The property stands conveniently, within a cul de sac in an established residential location ideal for accessing Nantwich, Crewe & all other areas whether by car or train etc. Local schools are also within easy reach together with local shops.

#### 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







LIVING DINING ROOM  
Living Area (11'1 x 16'11) & Dining Area (7'11 x 6'11)







GARDEN / FAMILY ROOM (14'6 x 9'0)







CONTEMPORARY BREAKFAST KITCHEN (15'1 x 9'1 max)





UTILITY ROOM

CLOAKS WC



FIRST FLOOR LANDING





MASTER BEDROOM ONE (11'4 x 16'5)



ENSUITE SHOWER ROOM







BEDROOM THREE (9'5 x 8'6)

BEDROOM TWO (8'8 x 10'9)



FAMILY BATHROOM



**EXTERIOR**

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EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, electricity & drainage services are either 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](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!

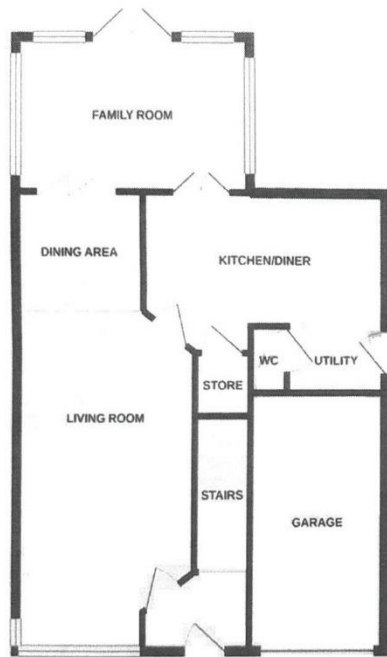
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

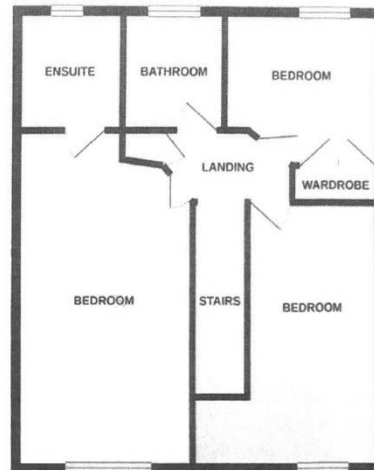




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be viewed as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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