



144 LANSDOWNE ROAD | CREWE | CHESHIRE | CW1 5LR | GUIDE PRICE £195,950





An extremely attractive three bedroom semi detached house within a highly popular established residential locality & standing on a generous wonderfully presented corner plot with clipped Laurel border hedging. Boasting quality fixtures & fittings throughout there has been much enhancement making the property a fine choice for a variety of buyers.

The stunning property which has been reconfigured by the present owners to maximise space & light briefly comprises; Beautiful chic high quality entrance door opening to Entrance Hall with built in cupboard. Living Room with bay window fitted with 'Sanderson' plantation shutters, Kitchen Diner. First Floor Landing (boarded loft space with drop down ladder), Bedroom One, Bedroom Two & Bedroom Three, and remodelled contemporary Bathroom.

Single detached garage (with power) to rear & driveway.

Excellent lawned gardens to the front & side with a private rear part walled garden to the rear.

UPVC D.G. & Gas C.H. PVC Fascias & soffits.

(Recently fitted 'Schneider' electric consumer unit - with installation certificate).

**WITH EXCEPTIONAL CURB APPEAL AN APPOINTMENT TO VIEW THE STUNNING MODERN PROPERTY IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from Nantwich to Crewe along Crewe/Nantwich road & continue beyond the railway station to the roundabout. Continue ahead at the next roundabout. At the third roundabout at Crewe Green, turn left into Sydney Road. Turn left into Lansdowne Road and continue along where the property will be observed on the right hand side marked by our for sale board.

#### CREWE

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

#### NEARBY NANTWICH TOWN

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 ROOM (15'5 x 14'5)







KITCHEN DINER (14'5 x 8'2)



FIRST FLOOR LANDING







BEDROOM ONE (14'1 x 8'2)



BATHROOM



BEDROOM THREE (10'2 x 5'11)







BEDROOM TWO (10'2 x 8'2)



#### EXTERIOR

Corner plot gardens of a generous size with lawns & a low clipped Laurel hedge. Feature climbing plant to the front of the property provides an attractive facade whilst the recently fitted quality entrance door completes the look.

There is a highly pleasant private garden to the rear of the property which enjoys a lawn, patio & planting, all of which makes for a delightful spot to relax & entertain. Beyond the rear garden is the single garage with up & over door and driveway providing off road parking.

#### DETACHED SINGLE GARAGE

EPC RATING: C

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, electricity & drainage are connected (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!

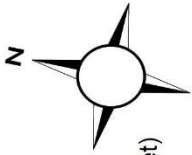
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

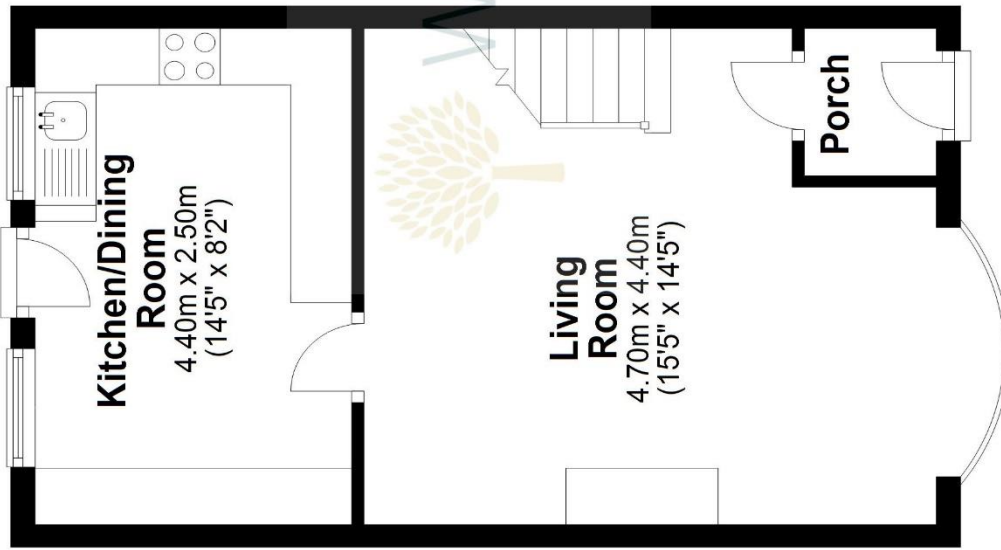






## Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



### Kitchen/Dining Room

4.40m x 2.50m  
(14'5" x 8'2")

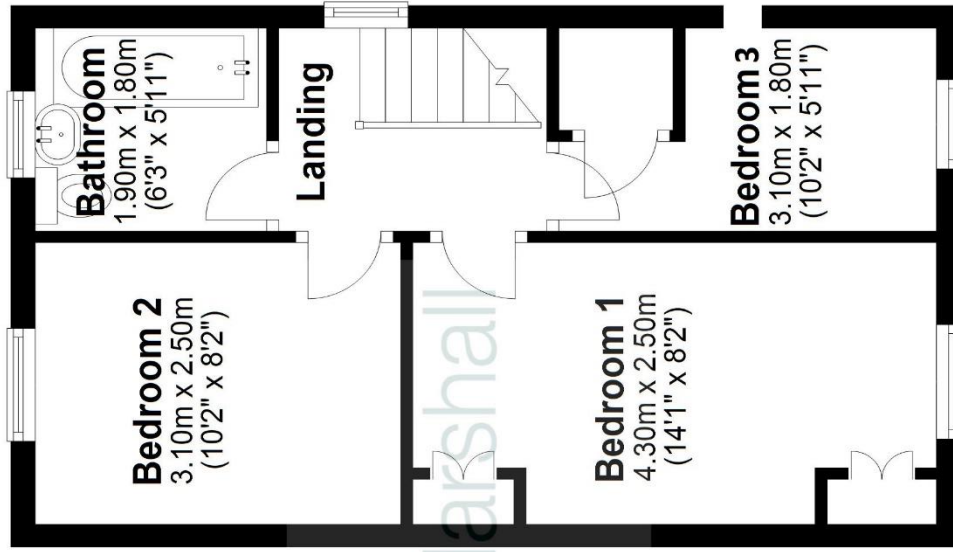
### Living Room

4.70m x 4.40m  
(15'5" x 14'5")

### Porch

## First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



### Bedroom 2

3.10m x 2.50m  
(10'2" x 8'2")

### Bedroom 1

4.30m x 2.50m  
(14'1" x 8'2")

### Bedroom 3

3.10m x 1.80m  
(10'2" x 5'11")

### Bathroom

1.90m x 1.80m  
(6'3" x 5'11")

### Landing

Total area: approx. 65.2 sq. metres (702.2 sq. feet)

144 lansdowne Road