



IN NEED OF FULL RENOVATION - WITH A LARGE GARDEN.

Are you looking for a project? Then bring your wellies and take a good look at this fabulous three bedroom home with a surprisingly large garden.

Perfect for a family home or as a rental home for the many tenants waiting.

LOCATION

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.

LOUNGE

11' 3" x 14' 1" (3.43m x 4.29m) With a bay window to the front aspect. Ceiling light point, door through to kitchen,

KITCHEN/BREAKFAST ROOM

15' 7" x 15' 10" (4.75m x 4.83m) With a window to the rear aspect. Door through to rear access and bathroom

BATHROOM

With a window to the rear, fitted with a panelled bath, pedestal wash handbasin and WC.

LANDING

Doors to all bedrooms.

BEDROOM ONE

13' 00" x 11' 9" (3.96m x 3.58m) With a bay window to the front aspect.



BEDROOM TWO

7' 00" x 9' 11" (2.13m x 3.02m) With a window to the rear aspect.

BEDROOM THREE

7' 03" x 8' 07" (2.21m x 2.62m) With a window to the rear aspect.

GARDEN

Unusually for this area there is an extremely large garden which is ideal size for a growing family. Comprising of a large lawned garden, pond and patio area.



HS2

The HS2 proposals would cut journey times between Crewe and London to 55 minutes, 35 minutes quicker than at present. Potentially "The Crewe HS2 Superhub will produce 64,000 jobs and boost the north west's economic output by £3.5 billion. It will act as a major gateway for the region. The Crewe superhub is good news for Wilmslow and the connection to HS2 at Handsacre is good for Macclesfield."



VIEWINGS

Viewing strictly through the selling agents by telephoning 01270 625410.

DISCLAIMER

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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements