



104 HENRY STREET | CREWE | CHESHIRE | CW1 4BQ | OIRO £95,000



104 Henry Street, Crewe, Cheshire, CW1 4BQ

A deceptively spacious two/three bedroom end terrace house
boasting three floors of accommodation.

Conveniently located within walking distance of the town centre and being ideal
for both owner/occupiers or Buy to Let investors.

Briefly comprising: Entrance vestibule, Living Room, Inner hall, Dining Room open
to Kitchen, Cloaks/WC, First Floor landing, Bedroom One, and bedroom Two,
bathroom. Loft Room - potential Bedroom Three
Rear Yard, on street parking.
uPVC Double Glazing and Gas Central Heating.

NO CHAIN





DIRECTIONS

Proceed from the agents Nantwich office along Crewe Road (A534) into Crewe. Turn left at the traffic lights onto Mill Street (B5071) and at roundabout turn right (A5019) passing Tesco. At the next roundabout take the second exit (signed Middlewich) then right again at the traffic lights onto the A5076, Badger Avenue. The turn right into Henry Street and the property will be found on the left hand side.

CREWE

Crewe is 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.

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 VESTIBULE

uPVC double glazed entrance door, radiator, wall coat hooks.

LIVING ROOM

(12'5 x 13'5 max overall) Ceiling light point, uPVC double glazed window to the front elevation, telephone point, TV point. Cupboard housing gas meter cupboard, wall light point, Understairs recess.





INNER HALL

(9'5 in length) Ceiling light point, smoke detector, tiled floor. Stairs rising to the first floor.

L SHAPED KITCHEN DINER:



DINING ROOM

(12'4 x 8'4 max overall plus recess) Ceiling light point, uPVC double glazed window to the rear, wall light point, tiled floor, chimney piece with recess, TV aerial. Open to the Kitchen.

KITCHEN

(13'7 x 7'10 max) Comprehensively appointed being well appointed with light beech effect wall, base and drawer units, roll top laminate work surfaces with inset 1 1/2 bowl stainless steel sink unit with mixer tap. recessed ceiling spot lights, two uPVC double glazed windows to the side and door, continuation of tiled floor.

Space for tall fridge/freezer. Gas four ring 'Indesit' hob with extractor over and electric oven beneath, uPVC double glazed French doors to the rear. Space for base level appliances.

WC

(8'0 x 2'8) Low level WC, pedestal wash hand basin with mixer tap and tiled splash back, electric fan, ceiling light point, uPVC double glazed window to the side.



FIRST FLOOR LANDING

Three ceiling light points , smoke detector. Doors and stairs rising to the second floor.

BATHROOM

(11'9 max into recess x 5'2) Panelled bath with glass screen and mains shower, low level WC, pedestal wash hand basin, recessed ceiling lights, tiled walls and floor, uPVC double glazed window to the rear, extractor fan, chrome ladder radiator.



BEDROOM ONE

(10'6 x 12'5 max) Ceiling light point, radiator, uPVC double glazed window to the front, built in cupboard with hanging rail, TV aerial point, fitted wardrobes with sliding doors.





BEDROOM TWO

(9'2 x 8'4) Ceiling light point, radiator, uPVC double glazed window to the rear, TV point.

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 & PLAN/S

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.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.



SECOND FLOOR ROOM – POTENTIAL BEDROOM

(12'5 x 15'4 max) Partially restricted head room. Two ceiling light points, TV point, Velux roof light, cupboard.

EXTERIOR

On street parking. Rear walled and paved yard with rear gate.

EPC RATING: TBC

COUNCIL TAX BAND: A

SERVICES

All mains water, gas, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Gas central heating.



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"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, 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

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