

A magnificent four bedroom period home with three reception rooms, garden and driveway. Located within walking distance of the local Primary and High Schools including South Cheshire College. This home offers ample accommodation for the growing family and really shouldn't be missed.

CALL US NOW and arrange to view 01270 255396.

## DESCRIPTION

Positioned within a sought after residential area this wonderful four bedroom mid terraced property offers ample space for the growing family and is located near to local schools, colleges and amenities.

## LOCATION

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.

## ENTRANCE HALL

11' 07" to the stairs " x 3'06" (3.53m x 0.91m) A grand hallway leads from the entrance porch. Wooden doors through to the lounge, family and dining room. A beautiful staircase leads to the first floor with space underneath for storage.

## LOUNGE

15' 10" x 12'09" (4.83m x 3.66m) With a tall double glazed bay window to the front aspect, radiator, coving and ceiling light point. Feature brick fireplace with a gas burner inset to the chimney breast, wooden floor throughout.



## FAMILY ROOM

11' 05" x 11' 07" (3.48m x 3.53m) A versatile room that could be used as a family room, play room, study or ground floor bedroom, the choice can be yours. There is ample space for the whole family. French doors lead through to the garden. Ceiling light point, radiator and feature fire place.



## DINING HALL

19' 01" x 10' 09" (5.82m x 3.28m) A grand room ideal for the family entertaining. A features of the room is the original pantry. There is a side aspect window, chimney breast with burner set inside, tiled floor. This could also be used as a large dining kitchen if you desire.



### **KITCHEN**

9' 03" x 10' 03" (2.82m x 3.12m) Fitted with wooden style wall and base kitchen units with work surface over, double sink with mixer taps. Tiled flooring and space for free standing fridge freezer and space for an oven. A side access door leads through to the garden and parking. Rear aspect window. Radiator and ceiling light point.



### **LANDING**

29' 05" (8.97m High ceilings, ceiling light spots, storage cupboard and doors through to all bedrooms and bathroom.

### **MASTER BEDROOM**

14' 00" x 13' 06" (4.27m x 4.11m) A spacious double bedroom, with plenty of space for wardrobes and drawer units. Features a tall bay window to the front aspect, laminate flooring, ceiling light point and radiator.



### **BEDROOM TWO**

11' 04" x 13' 02" (3.45m x 4.01m) Good size double bedroom, rear aspect window over looking the garden. Radiator and ceiling light point.

### **BEDROOM THREE**

10' 01" x 7' 10" (3.07m x 2.16m) Good size bedroom. Window to the rear aspect, radiator and ceiling light point. Laminate flooring.



### **BEDROOM FOUR**

11' 4" x 7' 6" (3.45m x 2.29m) Good size fourth bedroom. Side aspect window, laminate flooring and radiator.



### **BATHROOM**

6' 11" x 7' 10" (2.11m x 2.39m) Fitted with a white corner bath with an electric shower fitted over, shower curtain , WC and sink with vanity unit below. Obscured window to the side aspect. Radiator and good sized storage cupboard.

### **REAR GARDEN**

An ample size garden ideal for outside entertaining and alfresco dining, with an outside WC and storage. Great size for a growing family. All enclosed with being mainly laid to lawn with mature bushes, trees and a path leading to the side door and gate through to the driveway.



### **DRIVEWAY**

**PARKING** to the rear of the house off Somerville Street. The current owners use the rear access from the parking.

### **EPC**

53 / 84 E

### **SERVICES**

We believe the following services to be connected to the property: gas, electricity, water and mains drainage

### **VIEWINGS**

Strictly by appointment with the agents Crewe office. Telephone 01270 255396



### **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.

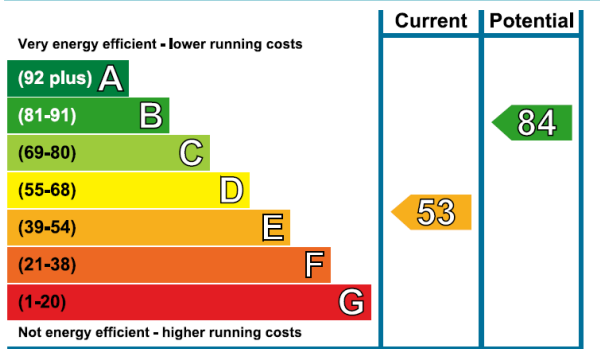
For whole of market advice with access to numerous deals and exclusive rates not available on the high street please contact one of our sales team today on 01270 255396, pop in to chat further at our Crewe office at 137 Nantwich Road, Crewe CW2 6DF or email us if more convenient and we can discuss your requirements further.

Your home may be repossessed if you do not keep up repayments on your mortgage.





### Energy Efficiency Rating



137 Nantwich Road, Crewe,  
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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