



**147 LIME TREE AVENUE, CREWE, CHESHIRE, CW1 4HU**

Approximate Gross Internal Area: 95.2 m<sup>2</sup> ... 1025 ft<sup>2</sup> Includes Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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An excellent fully modernised three bedroom semi-detached house offering a great mix of comfort and convenience. With well appointed living space the property is ideal for a variety of buyers including families or those seeking extra space for guests or a home office. The warm & comfortable environment is superb with ample natural light flowing through the living areas. The property also features a well-maintained rear lawned garden and an ideal gravelled front driveway. Located near local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. The area is well-connected by public transport.

## DESCRIPTION

Nestled in the established neighbourhood of Lime Tree Avenue, this delightful mature three bedroom semi-detached house has been superbly appointed to include a stylish spacious & naturally light Living Room, modern Dining Room & contemporary fitted Kitchen. Offering the perfect blend of comfort and convenience the well appointed interiors offer classic and generous accommodation.

As you enter the home, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed, providing a seamless flow between the living room and dining area, making it perfect for entertaining or enjoying quiet family evenings. The kitchen is functional and well-equipped, offering plenty of storage and workspace for culinary enthusiasts.

The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. Each room is filled with light, creating a serene environment. The property also features a well-maintained lawned rear garden, which is an excellent space for outdoor activities, gardening, or simply enjoying the fresh air.

Located in a friendly community the superb home is conveniently situated near local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. The area is well-connected by public transport, making commuting to nearby towns and cities straightforward.

In all the property is ideal for a variety of prospective purchasers.

## DIRECTIONS

Proceed along Crewe Road into Nantwich Road & upon entering Crewe (20 mph), continue past the railway station to the large roundabout. Continue to the next roundabout and proceed ahead. At the 3rd roundabout take the 2nd exit into Sydney Road and continue ahead over the railway bridge. Proceed past the public house on the right and take the left turn into Wheatley Road. At the junction turn right into Lime Tree Avenue where the property will be observed marked by our for sale board.

## LOCATION - 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.

## THE ACCOMMODATION:-

With approximate dimensions comprises;

### ENTRANCE PORCH

6'5 x 4'2 (1.96m x 1.27m)

### ENTRANCE HALL

12'5 x 6'1 (3.78m x 1.85m)

### LIVING ROOM

14'4 x 12'7 (4.37m x 3.84m)

### BREAKFAST / DINING ROOM

10'2 x 9'0 (3.10m x 2.74m)

### FIRST FLOOR LANDING

7'6 x 6'10 (2.29m x 2.08m)

### BEDROOM ONE

13'4 x 11'2 (4.06m x 3.40m)

### BEDROOM TWO

11'10 x 11'2 (3.61m x 3.40m)

### BEDROOM THREE

8'5 x 8'4 (2.57m x 2.54m)

### BATHROOM

8'0 x 7'6 (2.44m x 2.29m)

## EXTERIOR

An excellent gravelled driveway providing ample off road parking to the front of the property. Side access to the spacious predominantly lawned rear garden with patio which affords a good degree of both space & privacy.

STORE (1) 5'5 x 3'3

STORE (2) 5'5 x 2'9

STORE (3) 7'11 x 5'5

## EPC RATING: D

## COUNCIL TAX BAND: A

## SERVICES

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

Gas 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

Freehold with vacant possession upon completion (Subject to Contract).

## VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: E-mail: . 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 , 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; , 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.