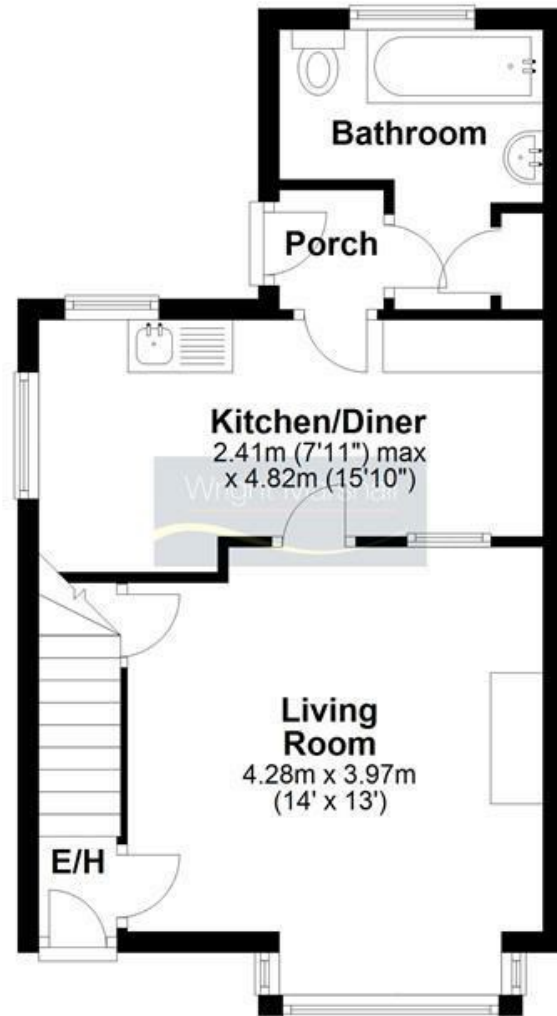




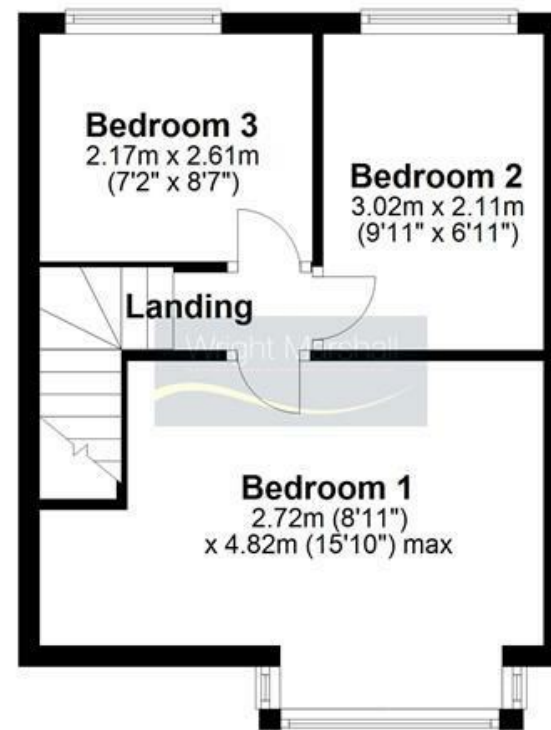
**Ground Floor**

Approx. 37.7 sq. metres (405.7 sq. feet)



**First Floor**

Approx. 29.4 sq. metres (316.7 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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. Call to arrange a viewing or a video viewing if you cant make it out of your home. 01270 255396

### LOUNGE

11'3" x 14'0" (3.43 x 4.29)

With a bay window to the front aspect. Ceiling light point, door through to kitchen,

### KITCHEN/BREAKFAST ROOM

15'7" x 15'10" (4.75 x 4.83)

With a window to the rear aspect. Door through to rear access and bathroom

### LANDING

Doors to all bedrooms.

### BEDROOM ONE

12'11" x 11'8" (3.96 x 3.58)

With a bay window to the front aspect.

### BEDROOM TWO

6'11" x 9'10" (2.13 x 3.02)

With a window to the rear aspect.

### BEDROOM THREE

7'3" x 8'7" (2.21 x 2.62)

With a window to the rear aspect.

### BATHROOM

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

### 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.

### 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.

### 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.

### 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."

### 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.

### VIEWINGS

Viewing strictly through the selling agents by telephoning 01270 255396 option 1 or email [crewe@wrightmarshall.co.uk](mailto:crewe@wrightmarshall.co.uk)