



Ground Floor
Floor Area: 49.0 m² ... 528 ft²

First Floor
Floor Area: 45.9 m² ... 494 ft²

16 TIMBRELL AVENUE, CREWE, CHESHIRE, CW1 3LX

Approximate Gross Internal Area: 94.9 m² ... 1022 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
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 2025. Copyright.



MISREPRESENTATION ACT 1967.

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NO CHAIN
Neutrally decorated mid terraced house offering an ideal owner occupier opportunity. With three well-proportioned bedrooms, modern kitchen and first floor bathroom. Outside, the property benefits from a modest front garden area with Privet hedge to front & enclosed rear garden. On street parking.
Conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community.

DESCRIPTION

NO CHAIN
An attractive neutrally decorated mid terraced town house offering an ideal owner occupier or potential buy to let opportunity. With three well-proportioned bedrooms, modern kitchen and first floor bathroom.
Outside, the property benefits from a modest front garden area with Privet hedge to front & enclosed rear garden. On street parking.
Conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community.
Briefly comprising; Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and go over the mini roundabout. At the next 'Churches Mansion' roundabout, turn left and the ahead at the next roundabout into Millstone Lane.
Continue through the traffic lights and at the second set turn right passing Sainsburys. Take the third exit at the roundabout onto Middlewich Road. At the roundabout by the car showrooms, turn right into Coppenhall Lane and left into Frank Webb Avenue. Turn right into Timbrell Avenue and the property will be marked by a Wright Marshall For Sale board.

CREWE

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.

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 HALL

LIVING ROOM

DINING ROOM

BREAKFAST KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERIOR

Small frontage with Privet hedge. Rear yard with dilapidated garage.

EPC RATING: E

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage services are connected (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

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 & 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. 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.

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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 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.