



A stylish semi detached true bungalow. Being in beautiful decorative order throughout. Benefitting from gas central heating with recently installed combi boiler. UPVC double glazing and occupying a generous plot.

## LOCATION

Crewe is a large town 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 which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

## DESCRIPTION

Accommodation briefly comprises: Reception Hall, Lounge/Dining room with laminate flooring. Kitchen/Diner with white shaker style units with integrated oven, hob and extractor hood. Inner Hallway. Modern fitted Shower/Wet Room with waterproof sealed floor. Two double bedrooms located to the rear. Grounds and gardens extending to three side with Indian stone patio to the rear. Detached brick garage set to the foot of the garden. New block paved finished drive and parking area set to the front of the garage.

## ENTRANCE

A personal gate set to the front gives access to the flagged pathway leading to the main front door. The front door has ornate partially opaque double glazed stained glass and leaded PVC panelled main entrance door with opaque double glazed tall side panel which gives maximum light into the reception hall.

## RECEPTION

5' 10" x 3' 6" (1.78m x 1.07m) In good decorative order. Single paneled radiator with thermostat. White wood effect grained laminate flooring which extends through to the lounge/dining room. Double opening doors give access to the built-in cloak/storage cupboard which houses both gas and electric meters with high level storage cupboard above.



## LOUNGE/DINER

18' 10" x 10' 5" (5.74m x 3.18m) Excellent proportioned lounge/dining room. Having ample space for both lounge and dining room furniture. Beautiful decorative order. One feature wall finished with Laura Ashley Victorian print design paper. Ceiling finished with ornate cornice surround to the ceiling. Large PVC double glazed bow window to the front elevation with locking top light. Double panelled radiator with thermostat. Telephone and TV aerial points. Gas point located at the fireplace chimney breast wall feature for insertion of gas fire if required. Two white wood effect panelled doors, one giving access through to the kitchen/diner and other through to the inner hallway.



### **KITCHEN**

13' 7" x 8' (4.14m x 2.44m) Fitted with white shaker style kitchen finished with brush stainless steel t-bar handle fittings. Combines a range of wall, base and storage drawer units. Large tall larder storage unit. Granite stone effect work surfaces having a single stainless steel sink and drainer inset with mixer tap. Integrated electric oven. Four ring gas hob with extractor hood and light canopy above. Space and plumbing for washing machine. Sufficient space for tall upright fridge freezer appliance. Single panelled radiator with thermostat. Sufficient space for breakfast table and chair. Large storage cupboard which houses I-Mini gas central heating combination boiler. Slate effect ceramic tiled finished floor. A uPVC double glazed window with large locking opening light to the side elevation and new half opaque uPVC double glazed panelled door gives access to the external side enclosed pathway.

### **INNER HALLWAY**

6' 6" x 4' (1.98m x 1.22m) Excellent decorative order. Large loft access to ceiling and smoke detector. White wood grained effect laminate flooring. Four white wood effect panelled doors giving access off to all rooms, one further door giving access to the built-in shelved tall storage cupboard which extends from floor to ceiling height.



### **BEDROOM ONE**

12' 5" x 9' 7" (3.78m x 2.92m) Excellent proportioned master bedroom. Beautiful decorative order having two feature Laura Ashley Victorian style print design paper. Large PVC double glazed window to the rear elevation with locking open light. Single panelled radiator with thermostat. TV aerial lead. Ample space for wardrobe and bedroom furniture.

### **BEDROOM TWO**

8' 7" x 8' 2" (2.62m x 2.49m) Nicely proportioned second bedroom. Large uPVC double glazed window with large locking opening light to the rear elevation. Single panelled radiator with thermostat.





### **WET ROOM**

5' 11" x 5' 5" (1.8m x 1.65m) A stylish open plan wet room. Having a purposely built waterproof sealed wet room floor covering with inset shower soak away waste to the shower area. Having a modern contemporary white two piece suite. Comprising of low level WC with push button cistern. Ceramic trough design wash hand basin with mixer tap and click clack pop-up waste which is set into a white high gloss vanity unit. Walls being fully tiled finished in a white high gloss ceramic tile with a mosaic border tile surround. Recently fitted large glass shower screen side panel which provides walk-in open access to the shower cubicle area and a chrome finished shower fitting which works and is supplied by the combi boiler hot water. Wall mounted chrome finished towel rail/radiator. Light activated extractor fan. Large recently fitted PVC opaque double glazed window with locking opening light to the side elevation.

### **EXTERNALLY**

The property occupies a generous width corner plot being main laid to lawn across the front and down the side. A high brick wall boundary set between the grass verge and the main side dwelling creates a generous width flagged and stoned footpath area measuring 7ft in width by 29ft in length. High arched top wooden gate gives access to the front of the property. Open access to the rear patio garden low maintenance extensive Indian stone patio which links to the second side entrance area to the rear garden accessed from the front drive of the garage and further parking area. Half the garden also laid to low maintenance stone. Set to the foot of the garden we have detached brick built garage having power and light supply. Double opening doors to the front and personal door to the side giving access to the rear garden.



Set to the front of the garden we have a recently laid block paved drive and further parking area. External water tap to the side. Externally the property has been finished with PVC soffits and fascia boards. Located on the front roof area we have fitted solar panels which supply the property with discounted electric supply. Also the property is fitted with water meter.

## SERVICES

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

## EPC

87 / 93 B

## 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 SERVICES

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.

We also have a team of legal experts ready to help you with all your legal needs.

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

