



3 GRANGE CLOSE | CREWE | CHESHIRE | CW1 6JH | OIRO £215,000



Nestled in the tranquil setting of a small cul de sac this charming semi-detached true bungalow offers a delightful living experience.

With a well-thought-out layout the property features two comfortable double bedrooms, making it an ideal choice for small families, couples, or those perhaps seeking a peaceful retirement.

The bungalow boasts a spacious living room, well equipped kitchen & conservatory / dining room making the most of the pleasant backdrop to the rear, there is also a neat shower room ensuring convenience and comfort for its residents. The airy & naturally light property allows for a seamless flow between the living areas, creating a warm and inviting atmosphere perfect for both relaxation and entertaining guests.

One of the standout features of this property is the exterior having been meticulously well looked after by the present owner. Featuring an unusually extensive driveway with ample off road parking for several vehicles there is also a garage.

The front garden has been thoughtfully designed for ease of maintenance with central feature & raised border.

Side gated access to the rear garden forming two shallow terraces of seating & entertaining space with no laborious lawns to cut again making this an easy option.

The location in Crewe offers a blend of suburban tranquility and accessibility, with local amenities, schools, and parks within easy reach. This makes it an excellent choice for those who appreciate a community-oriented environment while still being close to the conveniences of town life.

In summary, this semi-detached bungalow presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area of Cheshire - it is a property that promises comfort and practicality in equal measure.

The location offers a suburban lifestyle while enjoying an excellent open outlook and being within easy reach of local amenities, schools, and excellent transport links.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed along Crewe Road into Nantwich Road & upon entering Crewe (20 mph), continue past the railway station to the large roundabout. Take the 2nd exit into Macon Way & at the mini roundabout turn right into Hungerford Road. Turn right into Lea Avenue & turn right into Grange Close where the property will be observed on the left hand side in the cul de sac.

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.

NANTWICH TOWN

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 9'11" x 9'11"





LIVING ROOM 16'4 x 10'10

KITCHEN BREAKFAST ROOM 14'1 x 9'5





CONSERVATORY / DINING ROOM 17'8 x 8'3





SHOWER ROOM 6'5 x 9'1



BEDROOM TWO 10'3 x 9'9





BEDROOM ONE 11'1 x 10'10

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

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

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.

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EXTERIOR

Meticulously well designed & maintained by the present owner the easy to maintain gardens are charming. Unusually an extensive driveway with ample off road parking for several vehicles to the front also features a pleasant gravelled and paved front garden with specimen ornamental tree & raised border.

Single garage to the side (16'5 x 8'1).

The rear garden has been thoughtfully designed for ease of maintenance forming two shallow good size seating terraces enabling the perfect spot to enjoy the view beyond, with no laborious lawn cutting to do.



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.

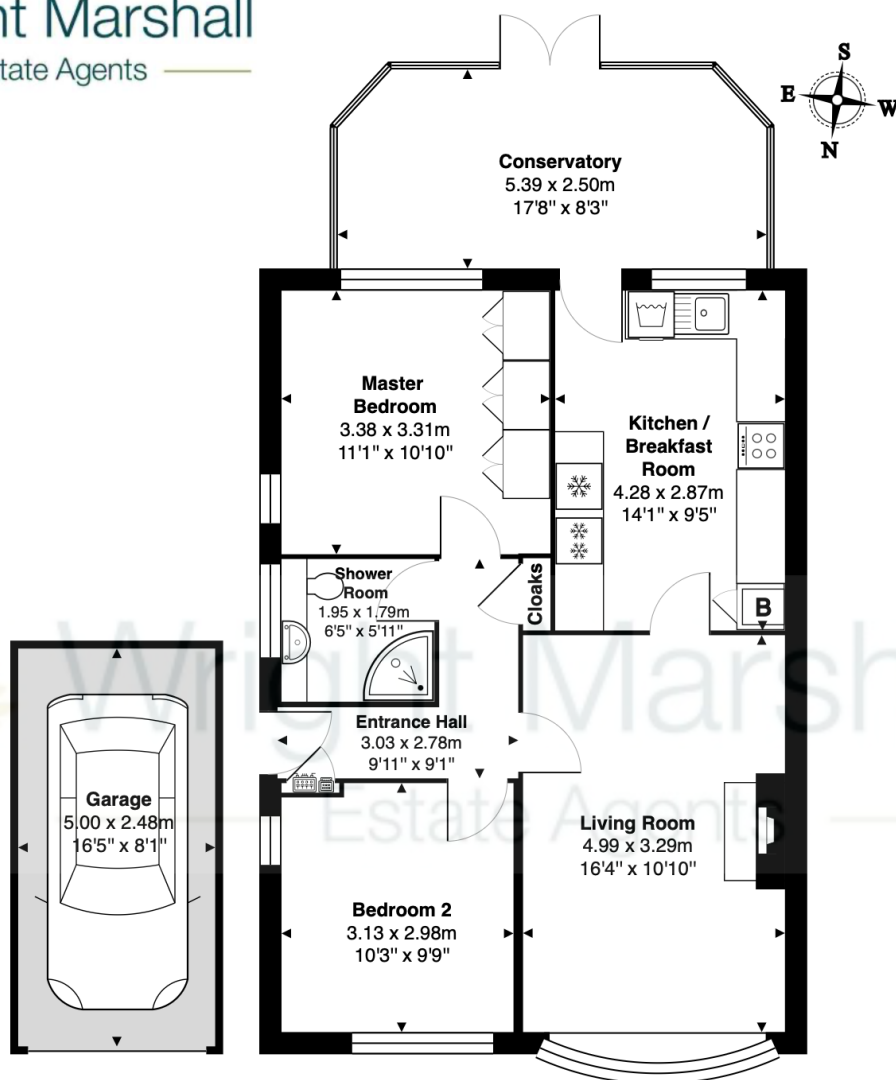
FINANCIAL ADVICE

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.





Garage
Floor Area: 12.4 m² ... 133 ft²

Main House
Floor Area: 74.2 m² ... 798 ft²

3 GRANGE CLOSE, CREWE, CHESHIRE, CW1 6HJ

Approximate Gross Internal Area: 86.6 m² ... 932 ft² Includes Garage

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.
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