

# 20 REDWOOD DRIVE, CREWE CW1 3GS OFFERS IN THE REGION OF £189,950





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\*\* IDEAL BUY TO LET PURCHASE - FOR SALE WITH Nantwich is second only to Chester in its wealth of historic **EXISTING TENANT IN PLACE \*\*** 

Hospital. The accommodation offers flexibility throughout. On area. On the 1st floor there is living room and second allocated parking spaces available at the back of the the many attractions. property.

# **DESCRIPTION**

\*\* FOR SALE WITH EXISTING TENANT IN PLACE - BUY TO LET INVESTORS REQUIRED \*\*

An attractive four bedroom three storey town house situated within short distance from Bentley Motors and Leighton

The accommodation offers flexibility throughout & briefly comprises; Entrance Hall, Bedroom / Office & Ensuite, FIRST FLOOR LANDING separate WC. Breakfast Kitchen, First Floor Landing, Living Room, Bedroom. Second Floor Landing, Master Bedroom LIVING ROOM One with Ensuite and built-in wardrobes, Bedroom Four & Family Bathroom.

There is a low maintenance rear garden with clipped Box hedges being conveniently accessible through the kitchen patio door. There are 2 allocated parking spaces available at the back of the property.

# **DIRECTIONS**

From the agents Nantwich office proceed along Hospital Street, at the roundabout, take the 1st exit onto Millstone Lane/B5074, At the next roundabout, take the 3rd exit onto **FAMILY BATHROOM** Crewe Road/B5338 & at the roundabout, take the 1st exit onto Nantwich Bypass/A51. At the Alvaston Roundabout, **EXTERIOR** take the 4th exit onto Middlewich Road/A530. Continue to follow A530 and at the roundabout, take the 3rd exit onto Coppenhall Lane/A532, continue to follow A532. Turn left onto Minshull New Road, go through one roundabout. Turn right onto Rolls Avenue, at the roundabout, take the 3rd exit onto Alder Drive, turn right onto Redwood Drive where the property will be observed.

# **CREWE**

here 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**

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,

buildings. The High Street has many of the town's finest An attractive four bedroom three storey town house situated buildings, including the Queen's Aid House and The Crown within short distance from Bentley Motors and Leighton Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres the ground floor: entrance hall, guest bedroom/study with of Britain and are linked to Nantwich by the A500 Link Road. ensuite shower room, separate WC, kitchen with breakfast Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent bedroom. Top floor consists of master bedroom with ensuite trains from Crewe railway station link Cheshire to Londonand built-in wardrobes, 4th bedroom and family bathroom. Euston in only 1hr 30mins. Manchester and Liverpool offer Low maintenance garden is located at the rear of the house, alternative big city entertainment. Internationally famous accessible through the patio door in the kitchen. There are 2 football teams, theatres and concert halls are just some of

THE ACCOMMODATION:-

**ENTRANCE HALL** 

**CLOAKS WC** 

**BEDROOM / OFFICE** 

**ENSUITE SHOWER ROOM** 

**BEDROOM** 

**SECOND FLOOR LANDING** 

**MASTER BEDROOM ONE** 

**ENSUITE SHOWER ROOM** 

**BEDROOM FOUR** 

**EPC RATING: C** 

**COUNCIL TAX BAND: C** 

# **SERVICES & CHARGES**

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.

Property annual service charge have been paid for 2025 in the sum of £168.00.

# **TENURE**

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

#### **VIEWING**

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 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.