



Mature Semi-Detached House

Rear 2-Storey Extension

Lovely Rear Garden With Gravel Courtyard

Parking At Rear

2 Reception Rooms & 3 Bedrooms

Suit Couples & Families

The Steps B, New Road
Wrinehill, Nr Betley, Crewe CW3 9BY

Offers in the Region Of £295,000



There is more to this mature semi-detached house than meets the eye!

Welcome to The Steps.....

Step 1 - Not only does it benefit from a 2-storey extension at the rear, it is also elevated from the road for privacy and is within walking distance of local village amenities.

Step 2 - There is parking to the rear of the house, including a large carport and it has a rear garden (with a large Yew tree) that is screened for privacy.

Step 3 - There are 2 separate reception rooms,

Step 4 - A good-sized kitchen and side hall

Step 5 - Upstairs there are 3 bedrooms, two of which are doubles

Step 6 - A spacious bathroom.

Wrinehill, being part of Betley has the benefit of day-to-day facilities with the Hand and Trumpet and the Crown public houses. Betley is one of the most picturesque villages in Cheshire/Staffordshire area with a number of 17th and 18th century buildings. There is also the benefit of the shop/post office, primary school, church, cricket ground and Wychwood Park golf course all less than 3 miles from the property.

Approximate distances from major conurbations include Newcastle 7 miles, Nantwich 7.5 miles, Manchester 41 miles and M6 motorway (junction 16) 6 miles.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Dining Room 12' 9" x 11' 11" (3.88m x 3.63m)

Woodblock parquet flooring, fireplace with open grate marble interior and hearth, dado rail, corniced ceiling and radiator.

Sitting Room 12' 6" x 12' 1" (3.81m x 3.68m)

Exposed timber floorboards, radiator and built-in storage cupboard understairs.

Kitchen 12' 3" x 12' 9" (3.73m x 3.88m)

narrowing to 8' 7" (2.61m)

Stainless steel sink and drainer inset in working surfaces with drawers, cupboards and plumbing for dishwasher below and incorporating 5 ring gas hob with electric double oven and grill below and illuminated extractor hood above, further base unit with small breakfast bar and plumbing for washing machine below, wall cupboards, ceramic tiled floor and radiator.

Cloakroom 4' 7" x 3' 9" (1.40m x 1.14m)

Wash hand basin and close coupled WC. Ceramic tiled floor and BAXI wall mounted gas central heating boiler.

Side Hall/Porch 12' 3" x 5' 7" (3.73m x 1.70m)

Fitted storage shelves, coats hanging rail, ceramic tiled floor and radiator.

FIRST FLOOR

Landing 15' 7" x 2' 10" (4.75m x 0.86m)

Radiator.

Bedroom 1 12' 9" x 12' 3" (3.88m x 3.73m)

Exposed timber floorboards, radiator, dado rail and windows to 2 aspects.

Bedroom 2 12' 11" x 12' 0" (3.93m x 3.65m)

Radiator and door leading to further small landing area with access to loft hatch.

Bedroom 3 9' 3" x 6' 2" (2.82m x 1.88m)

Radiator.

Bathroom 9' 4" x 5' 6" (2.84m x 1.68m)

P-shaped panelled bath having mains mixer shower unit over and curved glazed shower screen, pedestal wash hand basin and close coupled WC. Dado rail, extractor fan and radiator.

OUTSIDE

Steps from the road lead up to the main entrance with wrought iron railings.

Shared gravel driveway extending to the rear of the house and providing access via a 5 bar gate to the enclosed rear garden and gravel courtyard.

Carport 20' 8" x 11' 2" (6.29m x 3.40m)

narrowing to 11' 2" (3.40m)

An irregular shaped structure but having ample space for parking a car and plenty of additional storage.

Steps lead to the lawned rear garden which is screened by a mature Yew tree, bushes and shrubs. Ornamental garden pond with iris and water lillies.

To the side of the house there is a well stocked shrubbery with gate leading to the front of the house.

Services

Mains water, gas, electricity and drainage.

Central Heating

BAXI gas fired boiler supplying radiators and hot water.

Tenure

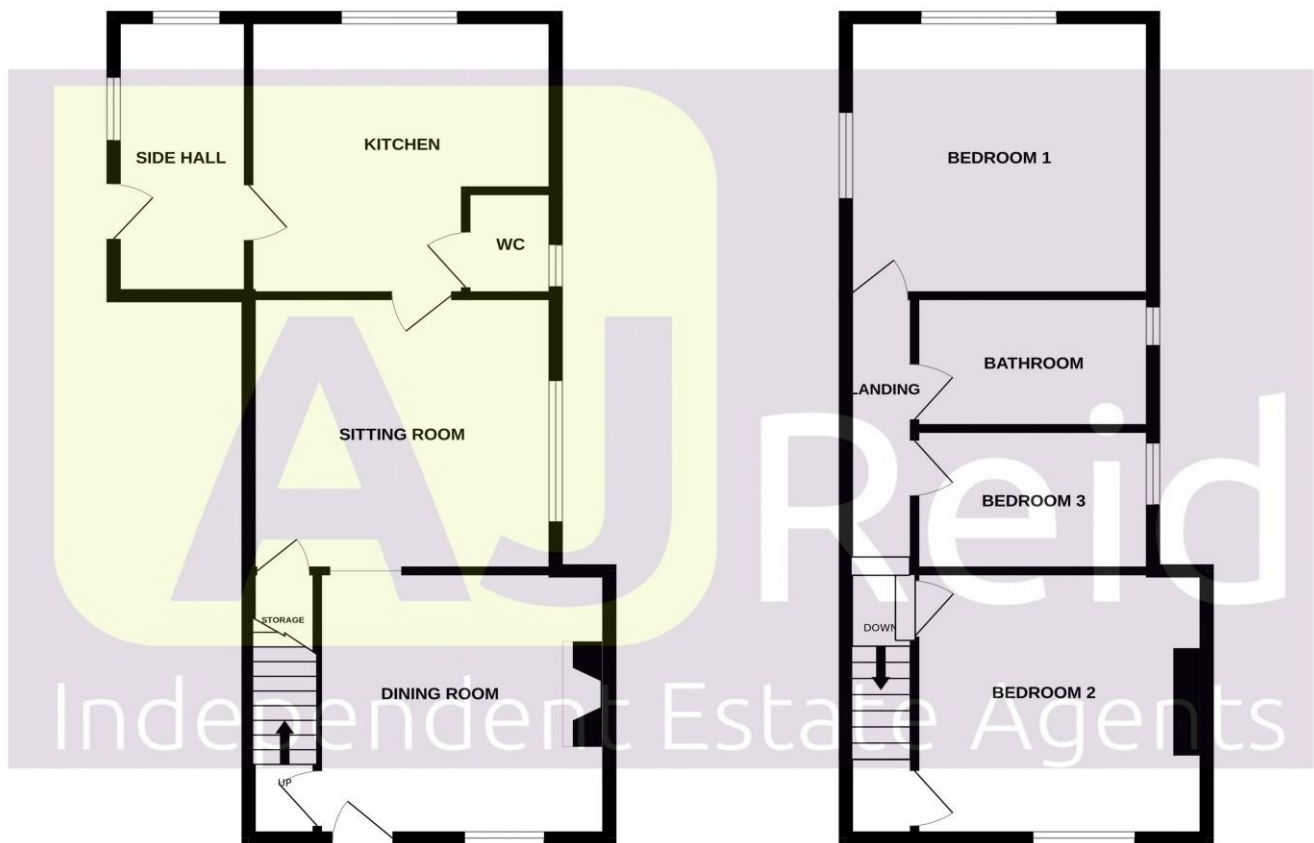
Freehold.

Council Tax

Newcastle Under Lyme Borough Council - Tax Band C.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Nantwich follow A51 London Road, proceeding through Stapeley, Walgherton and Doddington. At the cross roads in Bridgemere, turn left, signposted for "Wrinehill 2.5 miles". Follow the lane, proceeding through Checkley and at the junction turn left onto A531 and the house is located after a short distance on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

