



9 Elm Close

Wistaston, Crewe, CW2 8RU

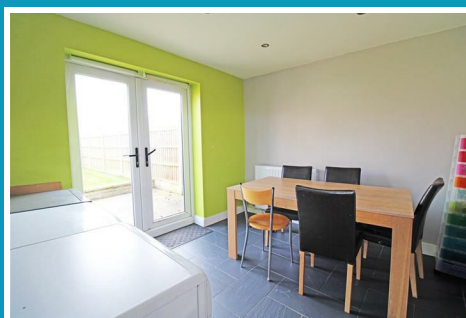
£185,000



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Summary

Welcome to this charming semi-detached property located in the delightful parish of Wistaston.

Upon entering, you are greeted by a welcoming entrance hallway with tiled flooring leading to the spacious living room offering views of the front garden. The open plan kitchen and dining room provide the perfect setting for entertaining guests.

From the hall, the stairway leads to the first floor comprising of two double bedrooms, one single bedroom, all with in-built storage, as well as the family bathroom.

Externally, the property features large garden to the front and a good-sized rear garden, offering plenty of outdoor space and is situated adjacent to a beautiful woodland walk that leads down to Wistaston park. Additionally, the property benefits from a large driveway for several vehicles and a detached garage

This home presents an exciting opportunity to extend to the side elevation, boasting a fabulous corner plot which provides ample space for future development.

Situated on the outskirts of Crewe, this property is conveniently located near various amenities such as shops, restaurants, and cafes. The town also offers excellent transport links, including Crewe railway station and nearby major road networks.

Wistaston, Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore. Wistaston, a serene enclave, finds itself nestled in the bosom of Crewe, a prestigious railway town steeped in rich history. Discover the renowned Crewe Works, once a bastion of railway engineering and now a center for Bentley motor car production. History buffs will delight in the town's ties to the iconic Rolls-Royce brand.

Crewe's strategic location favors commuters with its easy access to bustling cities, including London, Liverpool, and

Manchester. Whether it be for work or pleasure, the possibilities are boundless. Sports enthusiasts will revel in nearby golf clubs and various recreational facilities, ensuring active lifestyles are fully catered for.

Crewe is also home to some fantastic sporting clubs allowing the whole family to enjoy everyday living along with many restaurants and shops that are also within easy reach!

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

6'5" x 11'10" (1.96 x 3.62)

As you enter, you will be greeted by a spacious entrance hallway with stylish tiled flooring and window allowing plenty of natural light.

Living Room

10'10" x 13'7" (3.32 x 4.15)

Spacious living room with a beautiful solid bay window that overlooks the front garden, creating a bright and inviting atmosphere.

Open Plan Kitchen / Dining Room

9'6" x 20'2" (2.92 x 6.17)

Open plan kitchen and dining room, complete with patio doors that lead out to the rear garden - perfect for entertaining guests.

First Floor

Tel: 07778 908724

Landing

7'4" x 9'4" (2.25 x 2.85)

Spacious landing leading to the bedrooms and family bathroom.

Bedroom One

9'7" x 10'9" (2.93 x 3.30)

Double bedroom overlooking the rear elevation.

Storage

4'7" x 2'5" (1.41 x 0.75)

Bedroom Two

9'7" x 10'11" (2.93 x 3.33)

Double bedroom overlooking the front elevation.

Storage

2'4" x 3'5" (0.73 x 1.05)

Bedroom Three

9'2" x 8'7" (2.80 x 2.62)

Single bedroom with space for desk, overlooking front elevation.

Storage

4'0" x 3'8" (1.24 x 1.13)

Family Bathroom

6'4" x 5'6" (1.95 x 1.70)

A lovely family bathroom with a contemporary three-piece white suite, complete with a shower over the bath, a towel radiator, and stylish tiles floor to ceiling.

Airing Cupboard

2'7" x 1'6" (0.81 x 0.46)

External

Front & Rear Garden

Beautifully landscaped front and rear gardens perfect for those with green fingers and those whom like to entertain.

Driveway Parking

Large driveway, providing ample parking space adorned with decorative stones for added curb appeal.

Detached Garage

10'2" x 23'11" (3.11 x 7.30)

Large garage ideal for storage.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating: C

Possession

Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



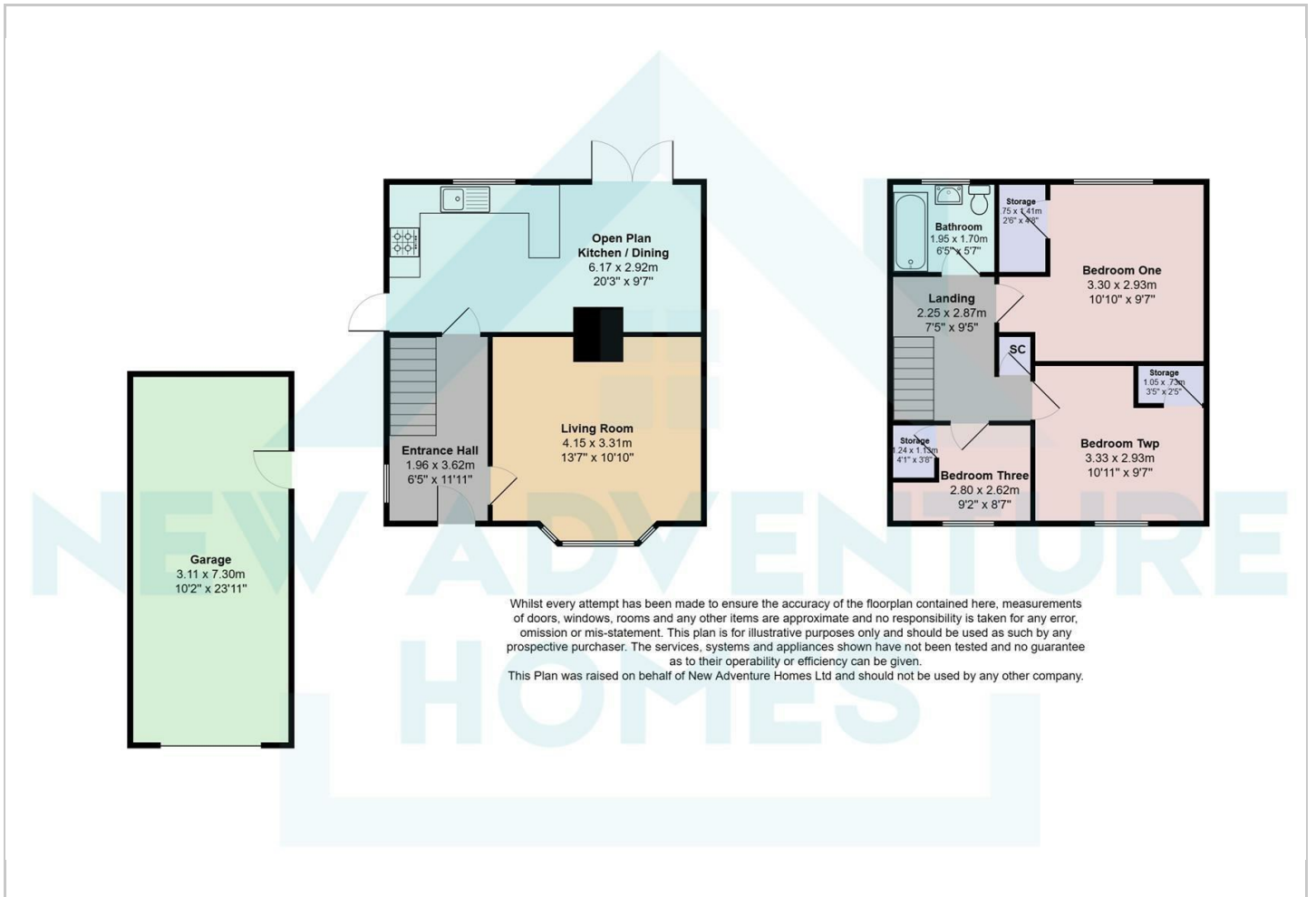
Hybrid Map



Terrain Map



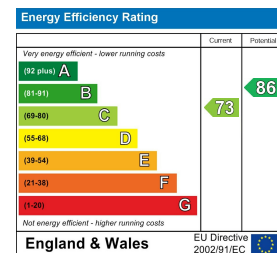
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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