



## 297 Nantwich Road

, Crewe, CW2 6PF

Offers over £300,000





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### Summary

Introducing this stunning, Edwardian, character-filled, five bedroom semi-detached family home which is in need of refurbishment throughout, located in the charming railway town of Crewe. Perfect for large families or savvy landlords, this spacious property exudes original charm and offers ample space for comfortable living. Offered with No Onward Chain.

Upon entering, you are greeted by an inviting entrance hall leading to a generously sized lounge, separate dining room, and a bright breakfast kitchen. The property boasts a utility room, downstairs cloakroom, and a master bedroom with an en-suite, along with four additional bedrooms spread across two floors. Complete with a family bathroom and separate wc, this home caters to both convenience and comfort.

Outside, the private rear garden provides a tranquil escape, while secure off-road parking in the rear garden offers space for multiple vehicles. Situated in the heart of Crewe, this property is surrounded by a wealth of amenities, including local shops, schools, and leisure facilities. With easy access to transport links, including Crewe railway station, commuting is a breeze.

### Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore, Crewe, a prestigious railway town steeped in rich history. Discover the renowned Crewe Works, once a bastion of railway engineering and now a centre 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 Porch

5'11" x 4'7" (1.81 x 1.41)

Featuring a beautiful ornate Terrazo tiled floor and leaded door with coloured stained windows that allow natural light to filter through. The high pitched glazed canopy adds a touch of character to the entrance, inviting you into the home.

### Entrance Hallway

4'9" x 18'0" (1.47 x 5.49)

Impressive entrance hallway boasting original decorative mosaic tiled flooring, deep plaster coving, and a feature arch, adding character and charm to the space. The elegant picture rail and understairs cupboard offer ample storage options, making this home both stylish and functional. Stunning exposed hardwood spindled staircase and bannisters leading up to the first floor. This unique feature adds character and elegance to this already beautiful home.

### Living Room

18'0" x 15'8" (5.51 x 4.78)

A spacious living room adorned with bay window allowing natural light to cascade through, with a beautifully detailed art nouveau stained glass windows, a decorative granite fire surround with a living flame coal effect gas fire, and elegant stripped wood flooring throughout. Original plaster coving and ceiling rose with picture rails and a double radiator for added comfort.

### Dining Room

15'9" x 11'5" (4.82 x 3.48)

With beautiful bay window with original side doors, overlooking the side elevation and sash window to the front elevation, allowing ample natural light to flood the room, highlighting the beautiful pine fire surround with cast inset housing an open fire grate and ceramic tiled hearth. Additional features include a built-in storage cupboard, stripped wood flooring, picture rail and a double radiator for added comfort.

### Kitchen / Breakfast Room

18'6" x 13'5" (5.64 x 4.10)

Step through the French doors of this charming property and into a kitchen/ breakfast room designed for both functionality and style. The range of matching wall and base units provide ample storage space, complemented by a sleek work surface and tiled splashback. The inset sink and drainer make meal prep a breeze, while the space for a range cooker offers endless culinary possibilities. The original parquet herringbone floor adds a touch of character to this warm and inviting space, with quarry tiled flooring offering durability for everyday life. A built-in storage cupboard and display cabinet with base units ensure that everything has its place, keeping the room clutter-free and organised.

### Utility Room

6'8" x 11'1" (2.04 x 3.40)

With a range of matching wall and base units, perfect for all your storage needs. The inset sink and drainer, tiled splashback, and quarry tiled flooring add a touch of elegance to the space. The room also features plumbing for a washing machine, space for a fridge freezer, and a radiator for added comfort.

### WC

6'10" x 3'10" (2.09 x 1.18)

The meticulously designed W.C. boasts a low level flush, wash hand basin with tiled splashback, and quarry tiled flooring. Additional storage is available with a built-in cupboard complete with shelving and space for condenser dryer.

### First Floor

#### Landing

6'0" x 21'10" (1.83 x 6.68)

Stunning exposed hardwood spindled staircase and bannisters leading up to the second floor.

Tel: 07778 908724

### Master Bedroom

13'10" x 18'0" (4.24 x 5.51)

Beautiful master bedroom complete with a bay window that floods the room with natural light overlooking the front elevation. Plaster coving and double radiator complete this wonderful bedroom.

### En-Suite

7'3" x 4'8" (2.22 x 1.43)

Featuring a window for natural light and ventilation. The shower cubicle is fully tiled and includes an electric shower, while the W.C. includes a low level flush for added convenience. A wash hand basin with storage space underneath adds practicality to the space, complemented by laminate flooring and a stylish ladder radiator.

### Bedroom Two

15'7" x 12'11" (4.75 x 3.95)

Dual aspect double bedroom with bay window, allowing natural light to cascade through.

### Bedroom Five

11'9" x 8'8" (3.59 x 2.66)

Single bedroom overlooking the rear elevation, storage including boiler.

### Bathroom

6'7" x 9'0" (2.02 x 2.75)

Boasting a shower cubicle with an electric shower, a corner bath with a mixer tap and shower attachment, a stylish wash hand basin, fully tiled walls, a radiator for added comfort, and laminate flooring for easy maintenance.

### WC

4'5" x 2'75"7" (1.37 x .84)

Separate WC with low level flush and laminate flooring with window to side elevation.

### Second Floor

#### Landing

5'11" x 18'3" (1.82 x 5.58)

#### Bedroom Three

16'3" x 13'11" (4.96 x 4.25)

This delightful double bedroom boasts views over the front elevation - perfect for teenagers seeking their own space

### Bedroom Four

13'8" x 10'1" (4.18 x 3.08)

Large single bedroom overlooking the side elevation.

### Eaves Storage

12'11" x 6'5" (3.96 x 1.97)

### Front & Rear Gardens

Well-maintained garden perfect for enjoying the outdoors with lawn adorned with a variety of plants and shrubs, creating a tranquil oasis for relaxation. You'll also find a circular paved seating area ideal for al fresco dining or entertaining guests.

The property offers secure gravelled parking with double gates leading to the rear, ensuring privacy and convenience for residents. Additional amenities include a garden shed and store, providing ample storage space for gardening tools or outdoor equipment. With gated side access to the front of the property, accessibility is made easy for all.

Venture outside onto the paved seating area in the private rear garden, the perfect spot for entertaining guests or simply unwinding after a long day.

### Tenure

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

### Energy Performance Certificate

Current Rating: TBC

### Possession

Vacant possession upon completion.

### Viewing

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

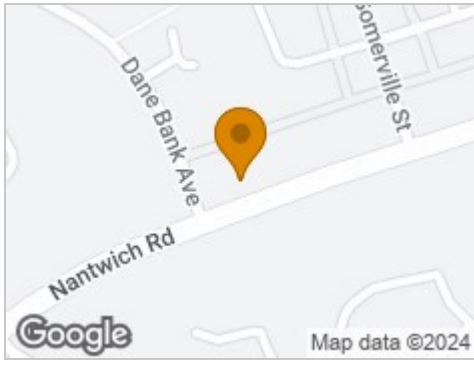
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## Road Map



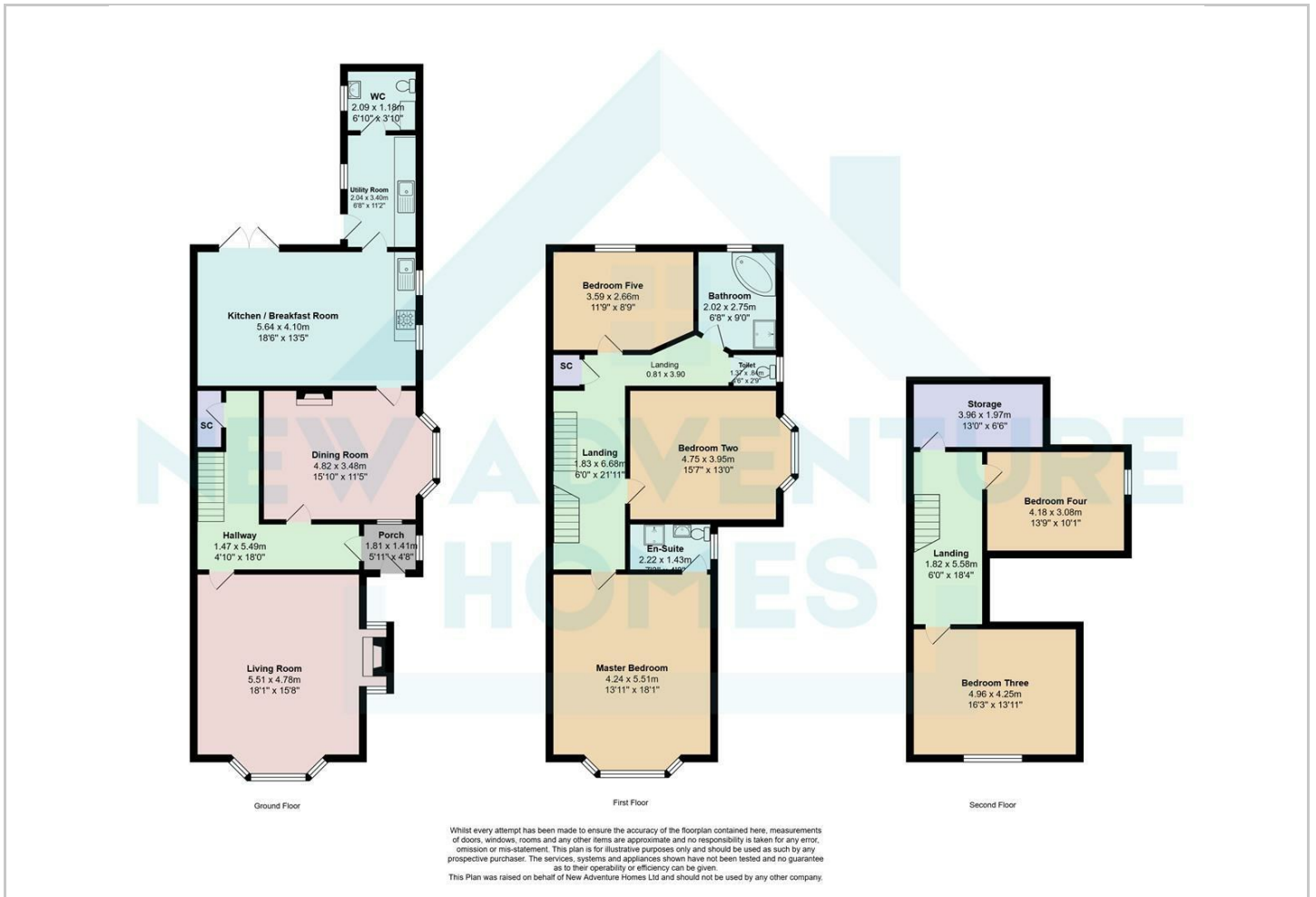
## Hybrid Map



## Terrain Map



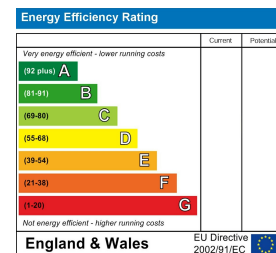
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.