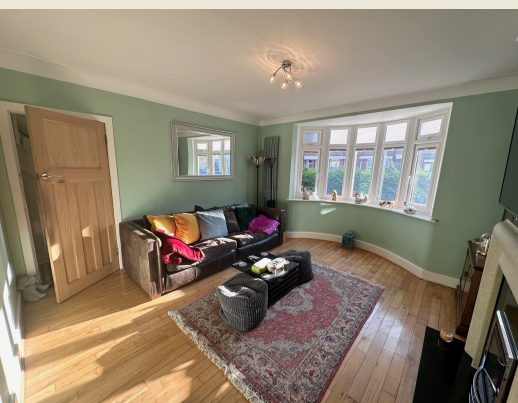




96 GAINSBOROUGH ROAD | CREWE | CHESHIRE | CW2 7PL | OFFERS OVER £279,000





An extremely attractive period semi detached house within a popular established residential locality. Boasting quality fixtures & fittings throughout there is much character & charm and a wonderful degree of natural light.

The stunning period home briefly comprises; Entrance Hall with Minton tile floor, Living Room with bay window, Kitchen Dining Family Room featuring a stunning contemporary kitchen with island, Garden / Family Room, Utility, Cloaks WC.

First Floor Landing, Bedroom One with bay window, Bedroom Two & Bedroom Three with original built in cupboard, chic contemporary family Bathroom with separate walk in shower.

Detached Garage/Workshop approx 32' long. Established evergreen hedge to front. Double timber gates to side. Attractive block paved rear garden with mature planting.

UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from Nantwich to Crewe along Crewe/Nantwich road. Turn left into Ruskin Road, and take the left turn into Gainsborough Road where the property will be observed on the right hand side.

#### CREWE

Gainsborough Road located off Nantwich Road (A534), 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.

#### NEARBY 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

Attractive heritage green coloured composite double glazed door, ceiling cornices, dado rail, under stairs cupboard, Minton tiled floor.

#### LIVING ROOM (14'8 x 13'5)

Ceiling cornice, radiator, wood block flooring, attractive fireplace with pebble living flame gas fire.







**KITCHEN DINING FAMILY ROOM (24'6 x 13'10)**

Stunning sociable 'family friendly' space featuring a range of white gloss fronted wall, base & drawer units, stunning granite work surfaces, curved central island with deep glazed sink with built in in-sinkerator (food waste disposal unit), integrated dishwasher within the island, 'Stoves' gas/electric stainless steel range, free standing fridge and freezer, water supply to American fridge freezer area, matching wall cupboards, store cupboards, down lighters, opening to: ceramic tiled floor, box bay window, radiator, French doors opening to the Garden / Family Sitting Room.







**GARDEN / FAMILY ROOM (16'4 x 10'10)**

Wood burning stove, exposed brick fire place, Velux sky light, double glazed side window, double glazed French doors opening to the rear garden & TV point.



**UTILITY ROOM (8'8 x 7'10)**

Tiled flooring, radiator, double glazed window and double glazed door leading to the rear garden. Space, plumbing & electrics for washing machine / tumble dryer, storage cupboards. Door to WC.

**CLOAKS WC**

Tiled flooring and part tiled walls, white low level WC and separate wash hand basin, heated towel rail, double glazed window.







**FIRST FLOOR LANDING**

Double glazed window to side, dado rail, light point, access to loft via pull down ladder (with light fitting, mainly boarded).



**CONTEMPORARY BATH & SHOWER ROOM (8'7 x 8'4)**

Beautifully appointed the generous space enjoys a contemporary white suite comprising panelled bath, wash hand basin, low level WC, walk in shower cubicle with power shower, wall switch operated extractor fan, chrome heated towel rail/radiator, double glazed window to front, tiled walls & floor.







**BEDROOM ONE (15'3 x 11'0)**

A pleasant naturally light room enjoying a large 'Oriel' double glazed window to the front elevation, radiator, picture rail.

**BEDROOM TWO (13'11 x 10'11)**

Radiator, double glazed window to rear enjoying an attractive view over the rear garden, picture rail.



**BEDROOM THREE (10'3 x 8'5)**

Double glazed window to the side elevation, radiator, original built in linen cupboard with combination boiler housed within.

**EXTERIOR**

**DETACHED GARAGE - POTENTIAL LEISURE ROOM: (32'2 x 10'9)** with power and light, workshop area. External Store: (4'7 x 3'0). Ample parking to the front and side of the property with double timber gates to side. The rear garden is laid to block paved patio areas, raised decking area, shed and is fully enclosed making it ideal for both children & pets. There is an attractive rear border with specimen planting.

**AGENTS NOTE:-**

We have been advised by the clients that there was a presence of Japanese Knotweed to the side of the garage however this has now been eradicated.

**EPC RATING: D**

**COUNCIL TAX BAND: C**





#### SERVICES

All mains gas, water, electricity & drainage are connected (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

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

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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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#### 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](mailto: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.









**Ground Floor**  
Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>



Area: 32.0 m<sup>2</sup> ... 344 ft<sup>2</sup>



**First Floor**  
Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>

Approximate Gross Internal Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup> (Excluding Store, Garage / Workshop)

While 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.