



36 ALDERSEY ROAD | CREWE | CHESHIRE | CW2 8NR | OIRO £145,000



An excellent well maintained three bedroom semi detached house standing in a pleasant location close to schools, facilities, Nantwich & Crewe.

The accommodation briefly comprises; Entrance Hall with stairs rising to the first floor, Living Room with attractive fireplace, spacious Kitchen Diner, Conservatory. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Modern Shower Room.

Externally the property benefits from a well presented frontage with driveway.

Former single garage now providing a Utility Room, Store & WC.

The rear garden is particularly pretty with a lawn, well stocked border, patio & affording a pretty spot to relax & entertain. UPVC D.G. & Gas C.H.

(Please note the property is of none standard construction).

**NO CHAIN**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Continue to the Churches Mansion roundabout & take the first exit. At the next roundabout take the 3rd exit into Crewe Road and proceed. Turn left, just after the Co-Op store, into Church Lane & continue to The Woodside Public House. At the mini roundabout turn right into Valley Road & continue. Turn left into Aldersey Road & the property will be observed on the right hand side.

#### CREWE

Located in a leafy position there are excellent train connections close by (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, 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.

#### AGENTS NOTE:-

The property is of none standard construction.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL





LIVING ROOM (12'6 x 11'10)





KITCHEN DINER (19' x 8'10)





CONSERVATORY (8'6 x 7'7)

FIRST FLOOR LANDING





SHOWER ROOM (7'10 x 5'7)



BEDROOM TWO (10'10 x 8'10)



BEDROOM THREE (8'10 max x 7'11)





BEDROOM ONE (11'10 x 11'2)

**EXTERIOR**

Externally the property benefits from a well presented frontage with driveway. Former single garage now providing a Utility Room, Store & WC. The rear garden is particularly pretty with a lawn, well stocked border, patio & affording a pretty spot to relax & entertain.

**UTILITY ROOM (9'10 x 6'3)**

**STORE**

**WC**

**EPC RATING: D**

**COUNCIL TAX BAND: A**

**SERVICES**

All mains gas, water, electricity & drainage services are either 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.

**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. 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!

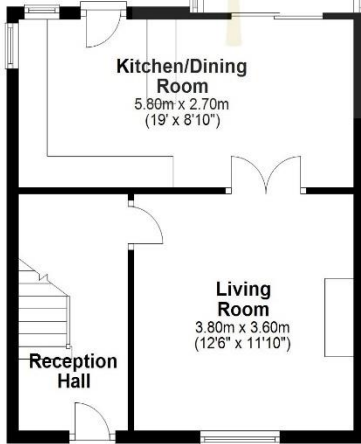
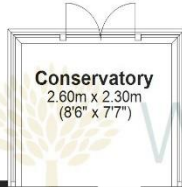
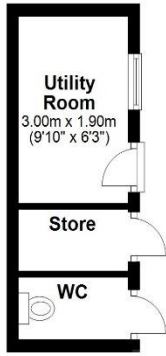
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we 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.



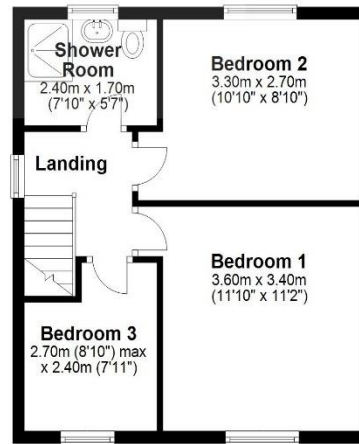
### Ground Floor

Main area: approx. 44.5 sq. metres (478.9 sq. feet)  
Plus outbuildings, approx. 9.7 sq. metres (104.8 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Main area: Approx. 82.3 sq. metres (885.4 sq. feet)

Plus outbuildings, approx. 9.7 sq. metres (104.8 sq. feet)

**36 Aldersey Road**



Wright Marshall  
Estate Agents

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Wright Marshall

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