



55 ERNEST STREET | CREWE | CHESHIRE | CW2 6JE | FOR SALE BY INFORMAL TENDER

FOR SALE BY INFORMAL TENDER (subject to conditions & prior sale)
ON FRIDAY 7TH JUNE 2024 AT 12 NOON.

GUIDE PRICE: £75,000 - £85,000 +

An excellent investment opportunity - a three bedroom period mid terraced town house standing close to facilities & mainline train station & ripe for renovation and repair.
Briefly comprising; Entrance Hall with original plasterwork, Living Room, Dining Room, Kitchen.
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

NO CHAIN





DIRECTIONS

Proceed from Nantwich to Crewe along Crewe/Nantwich road. Turn right into Bedford Street, turn left into Ernest Street & the property will be observed on the right hand side.

CREWE

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.





INFORMAL TENDER PROCEDURE

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The property is to be sold by informal tender (subject to conditions & prior sale). Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office.

Tenders are to be submitted in writing by 12 noon on Friday 7th June 2024 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB.

Please contact Louise on: louisechapman@wrightmarshall.co.uk / 01270 625410 if required.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL



LIVING ROOM (11'2 max x 10'10)





DINING ROOM (13'5 max x 11'2)

KITCHEN (14'5 x 8'2)





FIRST FLOOR LANDING



BEDROOM ONE (11'2 x 13'1)



BATHROOM (5'7 x 5'3)





BEDROOM TWO (13'5 x 9'2)

BEDROOM THREE (10'8 x 8'2)



EXTERIOR

Frontage & rear yard with outhouse.

EPC RATING: C

COUNCIL TAX BAND: A

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas 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

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!

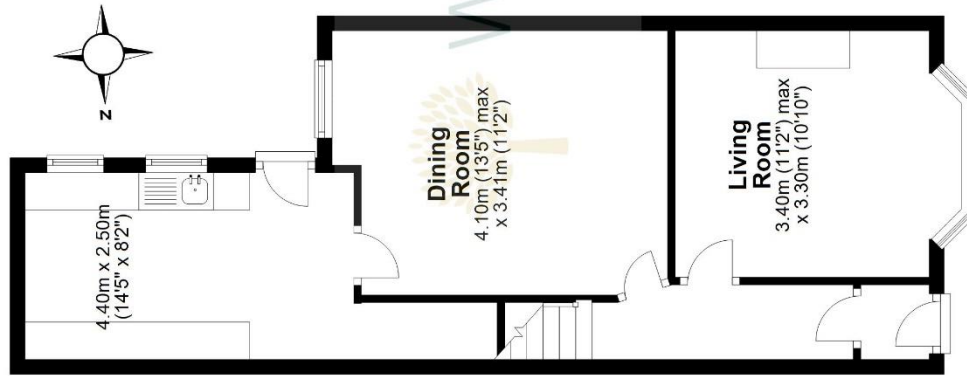
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



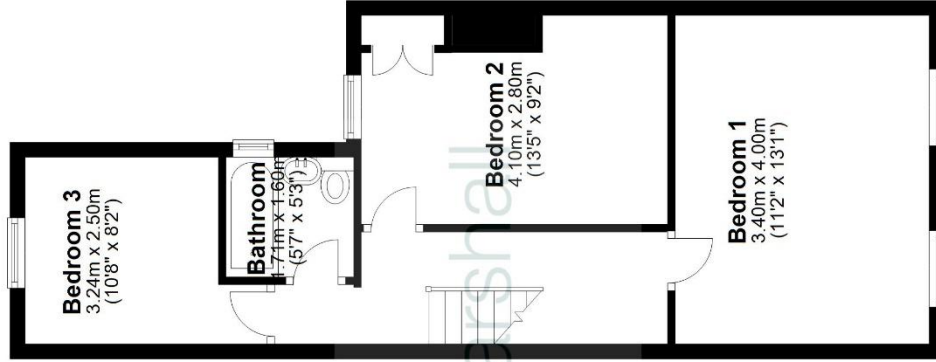
Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)

55 Ernest Street