



34 ALBION STREET, CREWE, CHESHIRE, CW2 8NB

Approximate Gross Internal Area: 97.7 m² ... 1051 ft² Includes Garage / Workshop

Whilst 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.
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MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A delightful mature three-bedroom house presenting an excellent opportunity for families and professionals alike. The property boasts a spacious layout, providing ample room for comfortable living.

The living areas are designed to be both functional and inviting, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this property is the generous parking space, garage / workshop and charming gardens making this a rare find in the area.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it easy to access everything Crewe has to offer. Whether you are looking to settle down or invest, this property is a wonderful choice that combines comfort, practicality, and a prime location.

DESCRIPTION

This delightful three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, providing ample room for comfortable living. The house features an excellent living dining room leading to the conservatory which are all designed to be both functional and inviting, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the generous external space, accommodating off road parking whilst boasting a large garage /workshop and pleasant gardens - making this a rare find in the area. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it easy to access everything Crewe has to offer. Whether you are looking to settle down or invest, this property is a wonderful choice that combines comfort, practicality, and a prime location.

DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. At the mini roundabout turn right into Valley Road continuing into Stewart Street. Turn left into Albion Street where the property will be observed on the left 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.

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.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

8'11 x 7'5 (2.72m x 2.26m)

LIVING DINING ROOM

20'4 x 10'11 (6.20m x 3.33m)

CONSERVATORY

11'6 x 9'0 (3.51m x 2.74m)

KITCHEN

9'10 x 7'5 (3.00m x 2.26m)

FIRST FLOOR LANDING

BEDROOM ONE

11'0 x 9'8 (3.35m x 2.95m)

BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)

BEDROOM THREE

8'0 x 7'4 (2.44m x 2.24m)

BATHROOM

7'8 x 6'1 (2.34m x 1.85m)

EXTERIOR

DETACHED GARAGE / WORKSHOP

16'5 x 11'8 (5.00m x 3.56m)

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are 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. . E-mail: .
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 , 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; , 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.