



386 UNDERWOOD LANE, CREWE, CHESHIRE, CW1 3SE

Approximate Gross Internal Area: 107.6 m² ... 1159 ft² Includes Garage

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.

NO CHAIN

A pleasant mature three-bedroom house presenting an excellent opportunity for families and individuals alike. The property boasts a well-designed layout, providing ample space for comfortable living. One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. This ensures that you and your guests will have no trouble finding a place to park. With a variety of local amenities, schools, and parks nearby, the area is well-connected, providing easy access to public transport and major roadways, which is perfect for commuting or exploring the beautiful Cheshire countryside.

DESCRIPTION

Suitable for improvement & potential extension (STP) this delightful mature three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a well-designed layout, providing ample space for comfortable living. Briefly comprising; Entrance Hall, Living Room, Kitchen, Conservatory, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. Charming mature gardens bordered by established hedging are enjoyed on the large corner plot providing further potential for extending the existing accommodation if required etc. One of the standout features of this property is the ample parking & detached double garage (with inspection pit). The location in Crewe is particularly appealing, with a variety of local amenities, schools, and parks nearby, the area is well-connected, providing easy access to public transport and major roadways. NO CHAIN

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & continue ahead at the large roundabout into the Middlewich Road (A530). Continue past 'The Rising Sun' public house through the lights & at the roundabout take the last exit. Turn left into West Street and turn left into Underwood Lane and proceed ahead. The property will be observed on the left hand side on the corner.

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 PORCH

5'10 x 2'11 (1.78m x 0.89m)

ENTRANCE HALL

10'7 x 5'8 (3.23m x 1.73m)

LIVING ROOM

15'11 x 12'4 (4.85m x 3.76m)

KITCHEN

15'4 x 7'9 (4.67m x 2.36m)

CONSERVATORY

13'3 x 8'1 (4.04m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE

13'1 x 10'1 (3.99m x 3.07m)

BEDROOM TWO

12'3 x 8'9 (3.73m x 2.67m)

BEDROOM THREE

9'5 x 8'0 (2.87m x 2.44m)

BATHROOM

5'11 x 4'10 (1.80m x 1.47m)

EXTERIOR

The property enjoys excellent corner plot gardens being well stocked and lawned to both the front, side & rear with flowering plants, shrubs & trees. A small gate & paved pathway leads to the front entrance whilst there is side access leading to the pretty lawned rear garden. There is rear access via double opening gates to the driveway & detached single garage.

DETACHED SINGLE GARAGE

17'6 x 11'11 (5.33m x 3.63m)

Electric roller door. Power, inspection pit.

OUTSIDE WC

5'1 x 2'11 (1.55m x 0.89m)

EPC RATING: E

COUNCIL TAX BAND: A

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. 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.