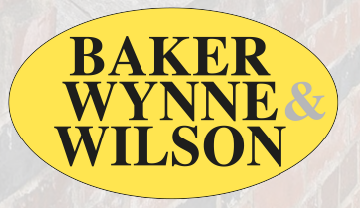




39 Gresty Terrace, Crewe, Cheshire, CW1 5EN

£110,000



A TWO BEDROOMED TERRACED HOUSE EXTENDING TO ABOUT 800 SQUARE FEET (GROSS INTERNAL) WITH A 50 FOOT SOUTH EASTERLY FACING YARD AND GARDEN, IN A GOOD RESIDENTIAL POSITION OFF HUNGERFORD ROAD, HALF A MILE FROM CREWE RAILWAY STATION.

SUMMARY

Entrance, Living/Dining Room, Kitchen, Rear Hall, Bathroom, Landing, Two Double Bedrooms, uPVC Double Glazed Windows, Gas Central Heating, Yard, Garden, On Street Parking.

DESCRIPTION

The property comprises a terraced house, constructed of brick under a tiled roof, dating back to the late 19th Century with a more recent ground floor extension. It offers a comfortable layout with additional scope for updating and further modernisation.

LOCATION & AMENITIES

Crewe is close to Sandbach and Nantwich, while you can drive to Stoke and Northwich in around 20 minutes and to Chester in about 40 minutes.

The name Crewe is almost synonymous with the railway, industry that brought work, forthright to many in the local area. It is an industry still held dear by many in the town and remains a source of pride for its residents. With the M6 running nearby and allowing you to get to Manchester in 45 minutes, local attractions include Lyceum theatre, the Alexander Football Stadium, Queens Park, Crewe Heritage Centre and Lakemore Farm Park. It takes about one hour and thirty minutes to travel from Crewe to London by train and about forty minutes to Manchester Piccadilly. Trains to Manchester Piccadilly from Crewe run up to three times per hour.

DIRECTIONS

CW1 5EN

ACCOMMODATION

Comprises:

ENTRANCE

uPVC entrance door, wood laminate floor.

LIVING/DINING ROOM

25'1" x 12'2"

Two uPVC double glazed windows, gas fire, radiator.

KITCHEN

12'4" x 6'5"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, plumbing for washing machine, gas cooker with extractor above, wood laminate floor, radiator.

REAR HALL

Wood laminate floor, fitted cupboard, uPVC door to rear.

BATHROOM

8'0" x 7'3"

White suite comprising low flush W/C, vanity unit with inset hand basin and panel bath with shower over, radiator.

STAIRS FROM LIVING ROOM/DINING ROOM TO FF LANDING

Access to loft.

BEDROOM NO. 1

12'6" x 9'10"

Built in double wardrobe, radiator.

BEDROOM NO. 2

11'6" x 9'4"

Built in double wardrobe, radiator, built in cupboard with Worcester gas fired central heating boiler.

OUTSIDE

Gravelled and concrete forecourt. Exterior light. South East facing walled yard and garden. The garden extends to about 22 feet and is lawned with a flagged seating area. Pedestrian access from side to rear.

SERVICES

All mains services are connected to the property.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

Band A.




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(12 plus) A		
(11-11) B		
(10-10) C		
(9-68) D		
(59-54) E		
(21-18) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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