



19 Mill Bridge Close, Crewe, CW1 5DZ

£350,000

**BAKER  
WYNNE &  
WILSON**



A THREE BEDROOM DETACHED HOUSE SET IN AN ATTRACTIVE TRANQUIL CUL DE SAC LOCALITY WITH A PLEASANT SOUTH FACING REAR GARDEN.

## SUMMARY

Entrance Hall, Dining Room, Lounge, Orangery, Kitchen, Utility Room, Shower Room/Laundry Room, Storage Unit, Master Bedroom with Dressing Area and Ensuite, Two Further Bedrooms, Family Bathroom.

Ample parking for 3 cars. Pleasant south facing garden.

## DESCRIPTION

This three bedroom detached property was converted from four to three bedrooms which creates a large master suite with dressing area, bedroom and ensuite (however could be converted back to four). As well as this the property has been extended at the rear adding a garden room overlooking the well maintained south facing garden. Overall this property has an abundance of positives and is definitely worth a viewing.

## LOCATION & AMENITIES

Nestled in a convenient location, this property offers easy access to a range of local amenities and excellent transport links. Families will appreciate the proximity to both Primary and Secondary schools. There are a range of amenities including a COOP, ALDI, The Duke of Gloucester Pub and Bannatyne health club and spa are all within a 0.2 mile walk away. Also, residents can enjoy Queens Park or even catch a show at the Crewe Lyceum Theatre.

Transport connectivity is a significant advantage, with Crewe Railway Station (10/15 minute walk away) providing frequent services to major cities such as London (1 hour 30 minutes), Manchester (40 Minutes), Liverpool (1 Hour), Birmingham (1 Hour). Additionally the property is well connected to the M6 motorway, facilitating easy travel to Manchester (45 miles), Liverpool (50 miles) and Birmingham (55 miles).

## DIRECTIONS

From our office on Beam Street, proceed up Beam Street. At the traffic lights, turn right onto Millstone Lane. At the mini roundabout, take the first exit onto Crewe Road. Continue on Crewe Road until you reach the Peacock roundabout and take the second exit. Continue on Crewe Road for another 3 miles until you reach the next roundabout (near B&Q) and take the third exit. Proceed for a further 0.3 miles to the next roundabout and take the second exit onto Crewe Green Road. Take the first left onto Crewe Road, then take another left onto Mill Bridge Close. The property will be on your right.

## ACCOMMODATION

With approximate measurements comprises:





## PORCH

Tiled porch flanked by exterior wall light with front door with frosted side lights.

## ENTRANCE HALL

15'7" x 6'4"

Internal window to lounge, staircase with oak glass balustrade, under stairs cupboard with hanging wardrobe plus shoe shel;f, alarm system, radiator and karndeian flooring.

## DINNING AREA

11'7" x 8'7"

Spot lights, sockets and karndeian flooring.

## LIVING ROOM

15' x 11'7"

Double glazed bay window, electric fire with marble style heath, modern vertical radiator, traditional radiator, TV point, internal window to hall and karndeian flooring.

## ORANGERY / GARDEN ROOM

13'4" x 9'6"

Double glazed windows, double glazed patio doors to garden, double glazed frosted window to side, double glazed sky light, vertical radiator, karndeian flooring.

## KITCHEN

Cream floor standing cupboards with matching wall mounted cupboards, black granite worktops, a range of fitted appliances including dish washer, microwave, range master oven (to be negotiated), range master extractor, single bowl sink, granite splash back, partially black slate tiles, pantry cupboard, double glazed window to rear, double glazed sky light and Karndeian flooring.

## UTILITY ROOM

5'8" x 2'6"

Cream floor standing cupboards with matching wall mounted cupboards, black work surface, a single bowl sink, part tiled walls, double glazed frosted window to the side, radiator and Karndeian floor.

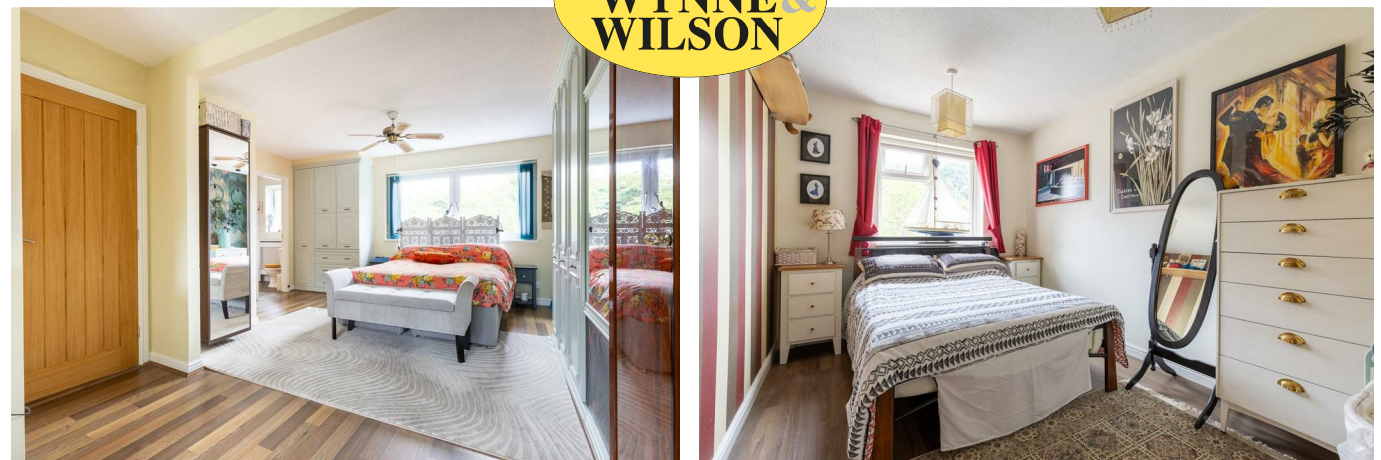
## SHOWER ROOM/ LAUNDRY ROOM

7'9" x 7'4"

White suite comprising of low flush W/C, vanity unit, walk in shower cubical with Triton rain effect shower, plumbing for washer and dryer under wooden counter, modern style vertical radiator, storage cupboard with gas Worcester boiler, extractor fan, frosted double glazed window to the side and a laminated floor.



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## STORE ROOM

10'1" x 7'8"

Electric roll up door.

## LANDING

10'1" x 6'4"

Staircase with OAK glass balustrade, access to the loft, radiator and karndeal flooring.

## MASTER SUITE

Bedroom (14'7" x 11'0"), ceiling fan, double glazed window to the rear and wood effect vinyl flooring, dressing area (12'1" X 11'23"), built in wardrobes, double glazed window to the front, TV point, radiator and wood effect vinyl flooring.

## EN SUITE

A cream four piece suite comprising of walk in shower cubical, pedestal sink, low flush W/C, bidet, partially tiled walls, double glazed frosted window to the rear, radiator and wood effect vinyl flooring.

## BEDROOM TWO

12'5 x 8'3"

Built in wardrobes, double glazed window to the front and wood effect vinyl flooring.

## BEDROOM THREE

11'7" x 9'4"

Airing cupboard, double glazed window to the front, radiator and wood effect vinyl flooring.

## SHOWER ROOM

9'3" x 8'

Three piece suite comprising of walk in shower cubical with tiled walls, low flush W/C, vanity unit, mirror with built in lights, heated towel rail, frosted window to the rear and wood effect vinyl flooring.

## GARDEN

Large south facing garden which has been tastefully designed creating four different areas, wooden composite decking under a veranda creating a great sitting area , tiled patio leading to the garden shed as well as side access to the property, astro turfed grass with a raised bed to the side and finally a small wooded patch to the rear of the garden.

## OUTSIDE

Situated in a quiet cul-de-sac, the property is approached by a paved drive with enough space to park three cars comfortably. it also provides access to the rear via a side entrance.

## 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.

## TENURE

Freehold

## COUNCIL TAX

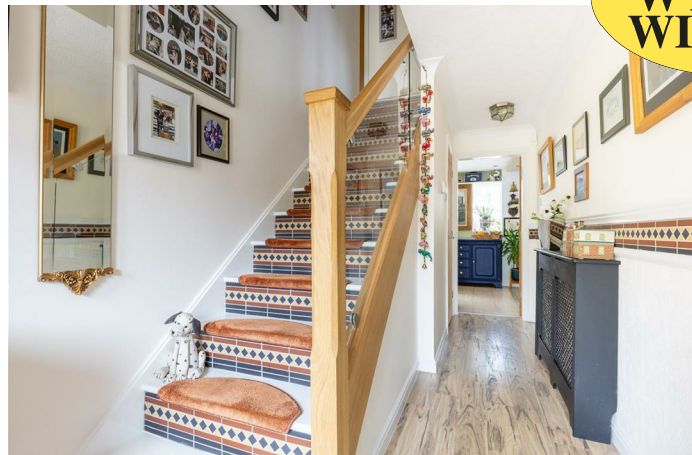
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## VIEWINGS

By appointment with Baker Wynne and Wilson  
012370 625214








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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