



57 Gainsborough Road, Crewe, Cheshire, CW2 7PH  
Price Guide £165,000

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WILSON**



A substantial and particularly attractive three-bedroom mid-terrace period house in a popular and convenient location near to schools and a national chain convenience store.

#### General Remarks and comment

By Mark Johnson FRICS @ Baker Wynne and Wilson

This handsome Victorian mid terrace House lies over two floors along the tree lined section of Gainsborough Road. Refined by a red-brick façade it extends internally to a generous 122.6 m<sup>2</sup>, 1319 ft<sup>2</sup>. ( INCLUDES SIZE OF GARAGE ) The property is offered with no forward chain and has the benefit of a detached garage approached over a rear tarmacadam gated/locked access road as well as having relatively new uPVC double glazed doors and windows, October 2022.

Construction Solid brickwork beneath a pitched slate roof.

#### Directions to CW2 7PH

What3words /// guides.strict.fire

From Nantwich having travelled along Barony Road at the Reaseheath Roundabout, take the 3rd exit onto Nantwich Bypass/A51

At Alvaston Roundabout, take the 2nd exit onto Middlewich Rd/A530

Continue to follow A530

Turn right onto Wistaston Green Rd at the traffic lights.

At the roundabout, take the 1st exit onto Valley Rd

Continue onto Stewart St

Turn right onto Gainsborough Rd

#### Out and About

This Northwest railway town is close to Sandbach and Nantwich, while you can drive to Stoke and Northwich in around 20 minutes and to Chester in double that. The name Crewe is almost synonymous with the railway, an industry that brought work, prosperity 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 Alexandra Football Stadium, Queens Park, Crewe Heritage Centre, and Lakemore Farm Park. It takes approx. 1h 35m to travel from Crewe to London by train, over around 146 miles (236 km). The time of the journey by train from Crewe to Manchester Piccadilly is on average 50 minutes, but the fastest trains take around 33 minutes. Trains to Manchester Piccadilly from Crewe run up to 3 times per hour.

#### The Tour

The accommodation briefly comprises:-  
9'9" high floor to ceiling height.

#### Porch

uPVC double glazed door, staircase to first floor. attractive part tile walls, internal glazed door to:



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### Entrance Hall

Radiator

### Living room

14'3" x 11'3" (maximum measurements)

Pine Adam style surround to tiled hearth and back with Living Flame gas fire, uPVC double glazed sash bay window, radiator.

### Dining room/ Back sitting Room

13'2" x 12'0" (average measurements)

Fitted pine fronted units to three elevations with base and wall storage cupboards and drawers, stainless steel sink unit, space for domestic appliances, radiator, three uPVC double glazed windows and external door.

### kitchen/ breakfast Room

15'0" x 9'11"

Wall mounted Baxi Bermuda coal effect gas fire, uPVC double glazed windows and connecting skylight, understairs storage with alarm control panel.

### Landing

Built-in storage cupboard.

### Master Bedroom 1

(14'1" x 4'2" maximum measurements)

Wall to wall full height wardrobes, cupboard and shelving space, uPVC double glazed bay and side windows, radiator.

### Bedroom 2

13'2" x 9'11" - middle

uPVC double glazed window, radiator, built-in cylinder/ Linen cupboard.

### Bedroom 3

10'0" x 8'9" - rear

uPVC double glazed window, radiator, access to loft.

### Shower room

Corner screen enclosure and tiled cubicle with electric shower, vanity wash hand basin with enclosed cistern WC plus storage cupboards, fully tiled walls, uPVC double glazed window, heated towel radiator.

### Exterior

Street parking permitted, well stocked front garden, lawned and paved rear South facing garden

Detached precast single garage 18'4" x 10'3".

Access to shared, tarmacadam roadway at the rear.

### Services

All mains' services presumed connected or available.

### TENURE

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

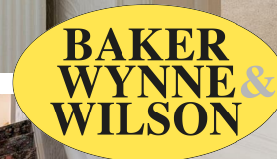
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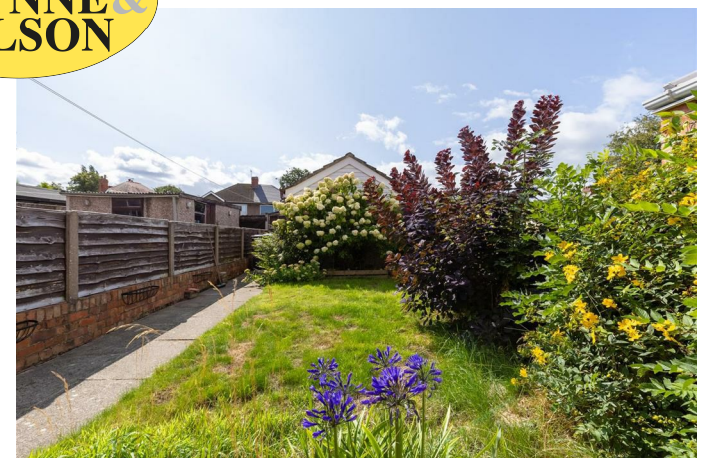
### Viewings

Viewing By Appointment with Baker Wynne and Wilson

01270 625214



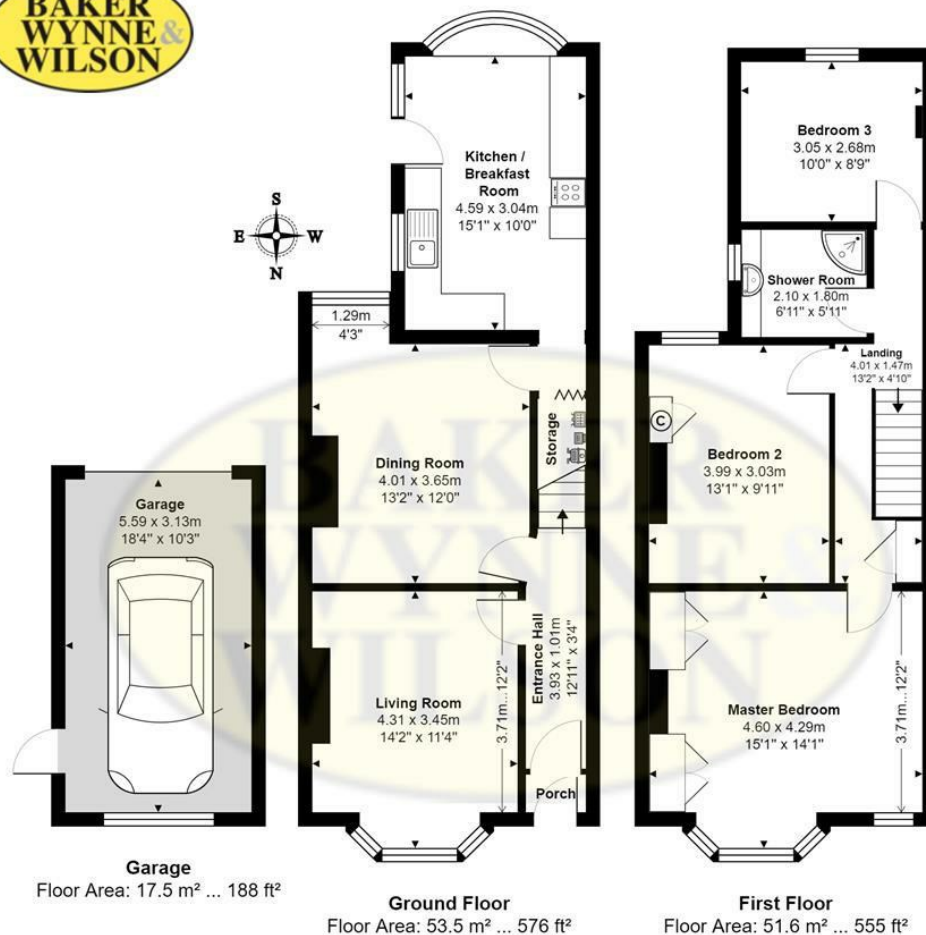




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Approximate Gross Internal Area: 122.6 m<sup>2</sup> ... 1319 ft<sup>2</sup> Includes Garage

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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