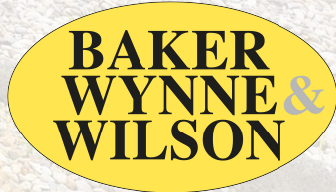




12 Anderson Close, Crewe, CW1 5JB  
Guide Price £169,950



AN IDEAL OPPORTUNITY TO ACQUIRE A TRUE SEMI DETACHED BUNGALOW SITUATED IN A WELL ESTABLISHED RESIDENTIAL LOCALITY WITHIN A GENEROUS SIZED PLOT

## SUMMARY

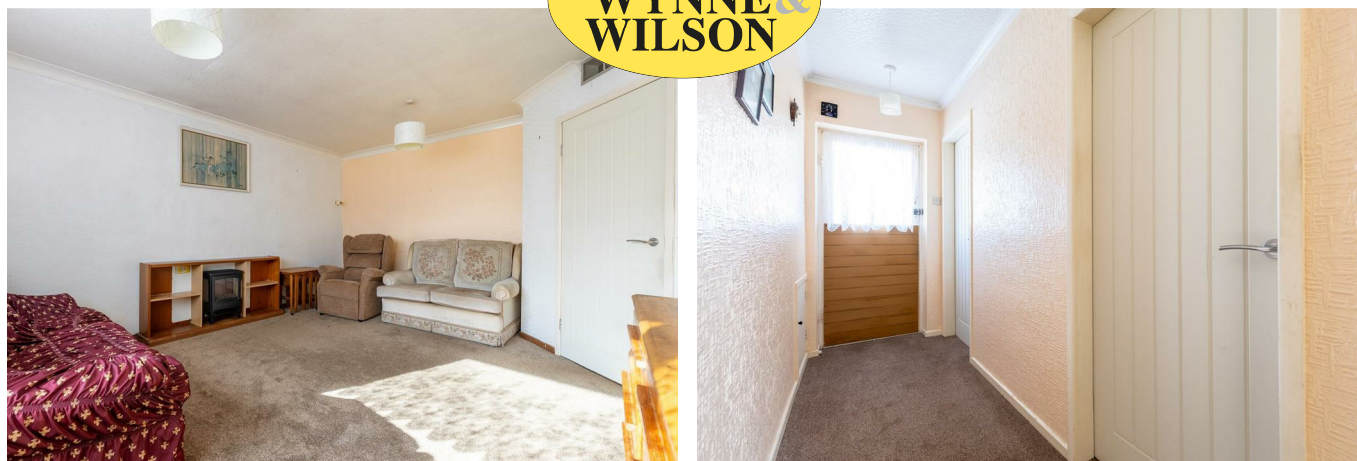
Entrance Porch, Entrance Hall, Lounge come Dining, Kitchen, Three Bedrooms, Shower Room, Ample Parking, Garage/Workshop

## DIRECTIONS

From Crewe Railway station on Nantwich Road, at the major roundabout turn left on to Macon way, proceed down here to the top and a further roundabout and turn right in to Hungerford Road, proceed down here and take the fifth turning on the left to Coleridge Way, turn left onto Wordsworth Drive, then left onto Laureston Avenue and then right onto Anderson Close.

## LOCATION & AMENITIES

The bungalow lies about 2 miles from Crewe town centre and boasts fast intercity railway service (London Euston 90 minutes, Manchester 40 minutes) and 6 miles from Nantwich. The M6 motorway (junction 16) is 8 miles, (junction 17) 5 miles, Chester 20 miles, Manchester and Liverpool approx. 30 miles. The historic market town of Nantwich is some 4 miles and offers a wide variety of shopping facilities, leisure facilities and buildings of great architectural interest.



## DESCRIPTION

The property is a true semi detached bungalow built in the early 1970's with the occupants being the only occupants since then. The bungalow has been maintained to a credible standard with cavity wall insulation and the soffits are all uPVC but there is room to put your own mark on this property. The plot has a further attractive feature with the ample parking towards the side of the property which leads to a substantial brick built garage/workshop ideal for any further hobby interests. The gardens are low maintenance with a gravelled area to front, paved and a small lawn towards the rear.

## ACCOMMODATION

With approximate measurements comprises:

### ENCLOSED ENTRANCE PORCH

Double glazed window and door leading to the entrance hall.

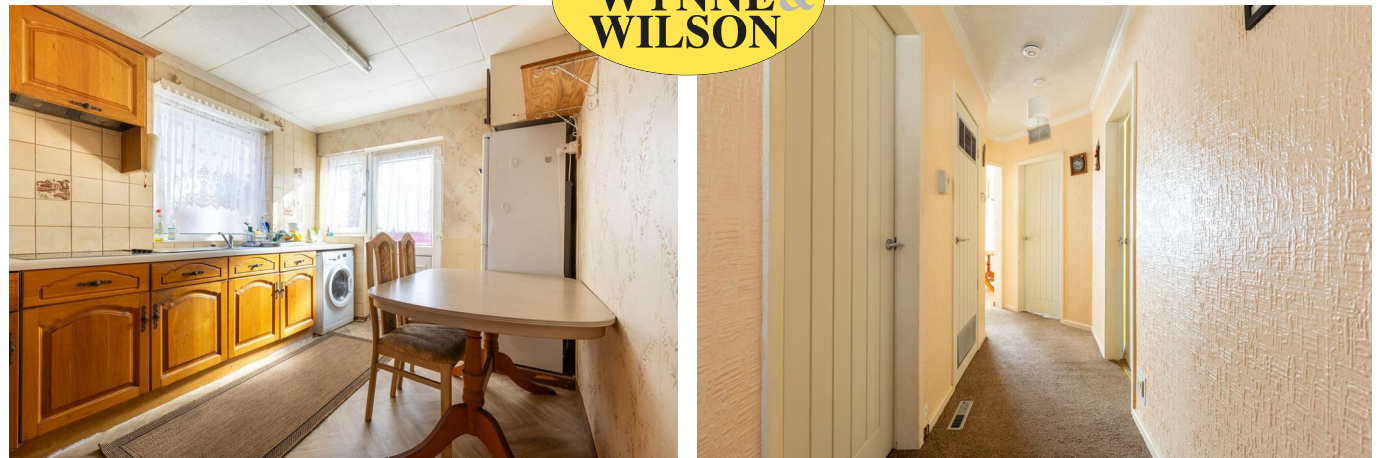
### ENTRANCE HALL

Access to a boarded, insulated loft with Slingsby style ladder. Store cupboard containing The hot air system and the water heater both linked to Economy 7 system. Heating air duct in the floor.

### LOUNGE/DINING ROOM

15'5" x 13'6"

Double glazed window to rear, ceiling cornices, TV point, Two heating air ducts.



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## KITCHEN

11'11" x 8'8"

With oak style fronted units, sink unit, base units, matching wall cupboards, electric hob unit, Hotpoint oven, plumbing for washing machine, double glazed window, part tiled walls, double glazed rear door, heating air duct.

## SHOWER ROOM

Comprising shower cubicle with Mira unit, vanity wash basin, low level W/C, double glazed window, aqua board walls, heating air duct.

## BEDROOM NO. 1

13'9" x 9'4"

With ceiling cornices, heating air duct, double glazed window.

## BEDROOM NO. 2

10'1" x 8'9"

Double glazed window, air duct, ceiling cornices.

## BEDROOM NO. 3

8'11" x 10'7"

Air duct, double glazed window.

## OUTSIDE

Paved driveway with ample parking leading to a brick built GARAGE/WORKSHOP with lean to garden shed at the rear (19'0" x 9'1") with power and light, up and over door, personal door to side. Toward the rear there is a compact lawned area and a paved patio.

## SERVICES

All mains services are connected to the property. No gas meter in the property but there is gas mains in the street.

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

Band C.

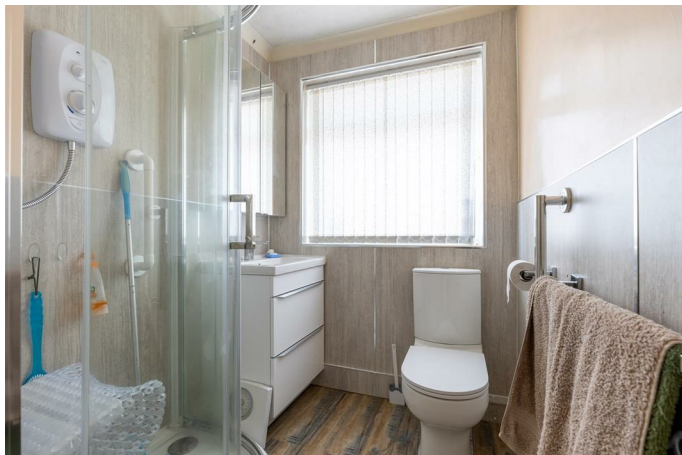
## VIEWINGS

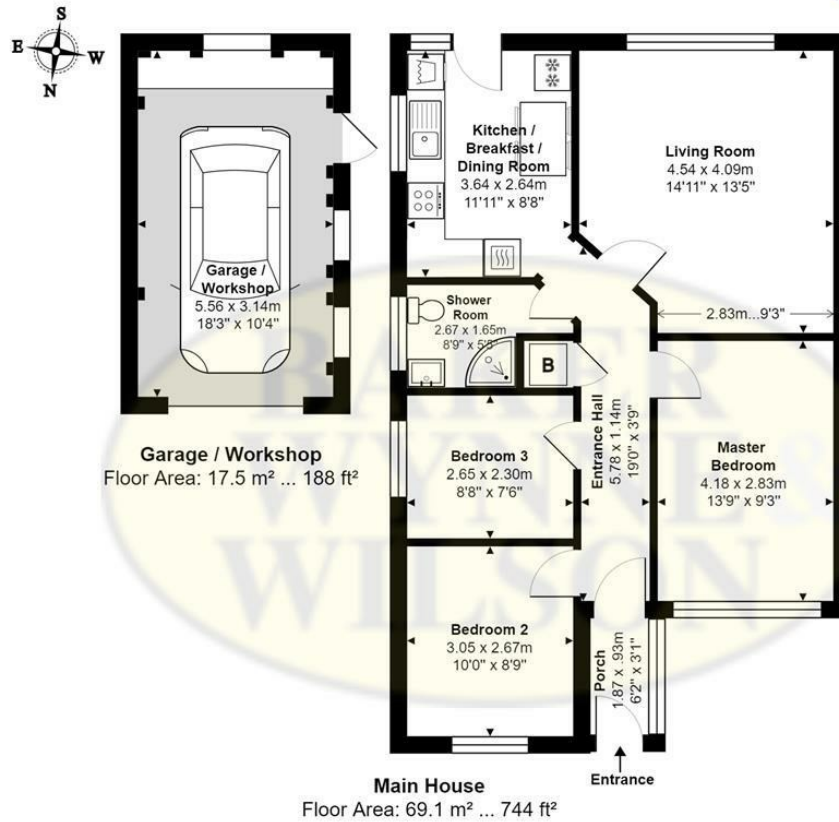
By appointment with Baker, Wynne & Wilson  
38 Pepper Street, Nantwich, Cheshire  
Tel. 01270 625214  
A248





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**12 ANDERSON CLOSE, CREWE, CHESHIRE, CW1 5JB**

Approximate Gross Internal Area: 86.6 m<sup>2</sup> ... 932 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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>62</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	

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