



7 Aldford Close, Hough, Crewe, CW2 5JX
Price Guide £285,000

**BAKER
WYNNE &
WILSON**

A 1970'S, THREE BEDROOM, DETACHED BUNGALOW OFFERING SIGNIFICANT POTENTIAL WITH LARGE GARDENS, SET WELL BACK FROM THE ROAD IN A PRIME CUL DE SAC POSITION.

SUMMARY

Reception Hall, Living Room, Kitchen, Three Bedrooms, Bathroom, Separate W/C, Double Garage/Snooker Room, Gas Central Heating, Part Double Glazed Windows, Car Parking Space, Gardens. About .25 of an acre.

DESCRIPTION

This detached bungalow was built in 1974 of brick under a tiled roof and is approached over a tarmacadam drive. Set in a plot of .25 of an acre, offered with no chain this excellent three bedroom detached bungalow for modernisation comes to the market for the first time since it was built. It is the only one of the eight bungalows in the Close yet to be refurbished so the future owner can implement their own ideas, design and quality.

LOCATION & AMENITIES

The pleasant village of Hough is 3.5 miles from the historic and pretty market town of Nantwich. The village has a local public house, The White Hart, and a village hall which hosts local community groups and activities. Crewe railway station (London Euston 90 minutes, Manchester 40 minutes) is 4 miles, and the M6 motorway (junction 16) 6 miles.



DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossings and through the traffic lights to the large roundabout. Take the fourth exit onto Newcastle Road, proceed for 2.5 miles, turn right into Pit Lane, first left into Woolston Drive, first left into Aldford Close and the property is located at the end of the cul de sac on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

Cylinder cupboard, built in cupboard, access to loft, radiator.

LIVING ROOM

18'2" x 13'7"

Valor log effect gas fire, window, uPVC double glazed picture window and door to rear garden, radiator.

KITCHEN

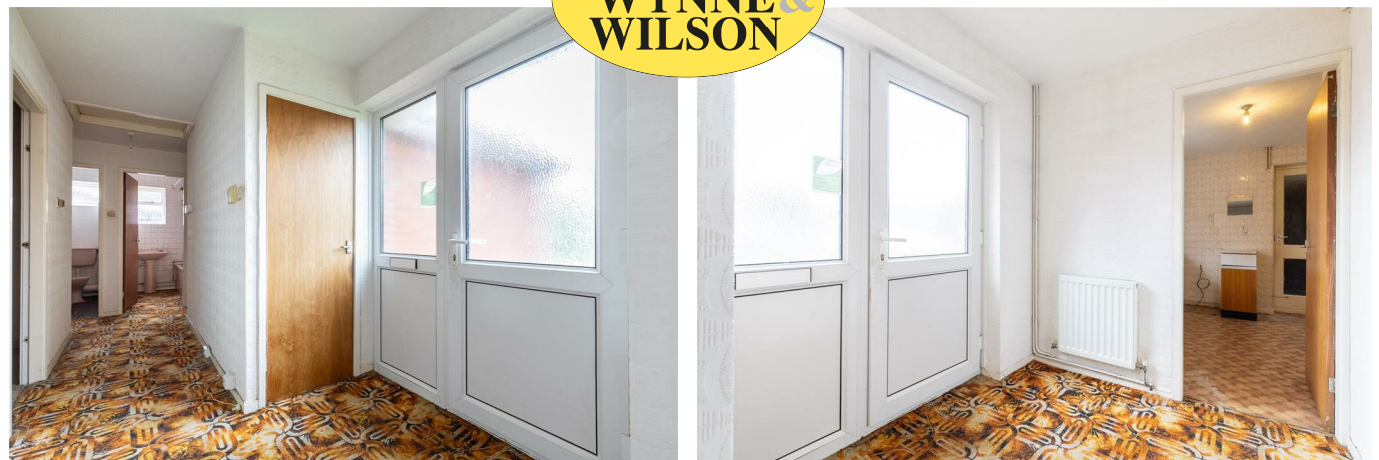
10'3" x 10'1"

Stainless steel single drainer sink unit, drawers under, floor standing cupboard and drawer units with worktops, Glow Worm gas fired boiler (2023).

GARAGE/SNOOKER ROOM

23'6" x 16'2"

Blocked off up and over door, personal door, two radiators.



BEDROOM NO. 1

15'3" x 10'8"

Radiator.

BEDROOM NO. 2

11'6" x 9'4"

Fitted wardrobes, radiator.

BEDROOM NO. 3

13'7" x 6'8"

Radiator.

BATHROOM

6'2" x 5'1"

Coloured suite comprising panel bath with shower over, pedestal hand basin, fully tiled walls, radiator.

SEPARATE W/C

6'1" x 2'10"

Fully tiled walls, low flush W/C.

OUTSIDE

Car parking space. Two garden sheds in poor condition. Outside tap.

GARDENS

The large gardens are extensively lawned with mature trees and extend to the front and rear of the bungalow.

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

Band D.

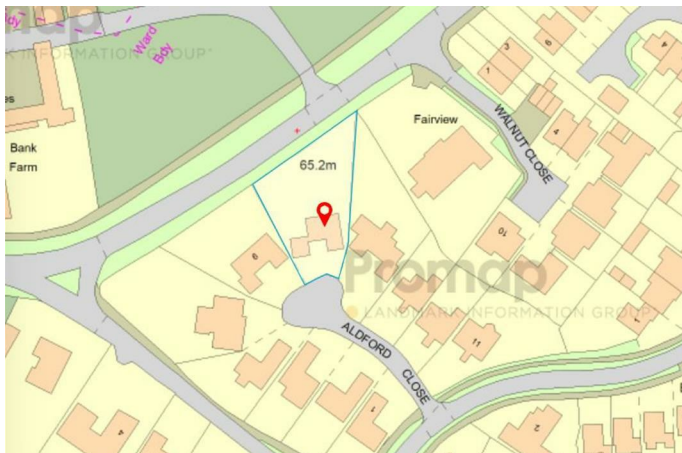
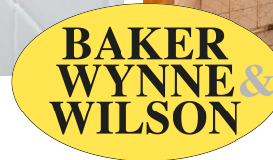
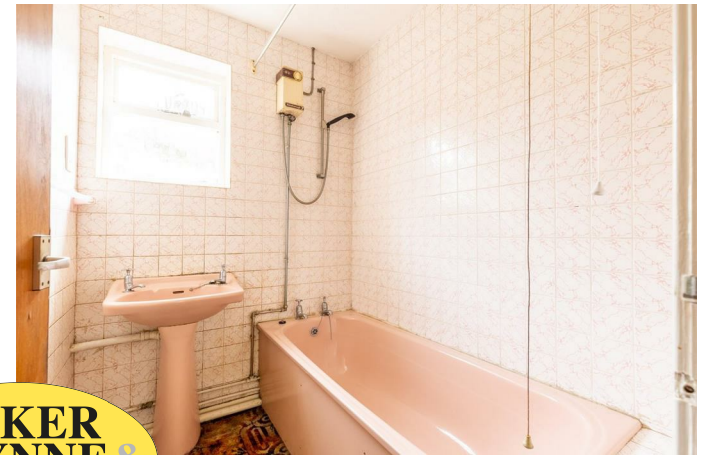
VIEWINGS

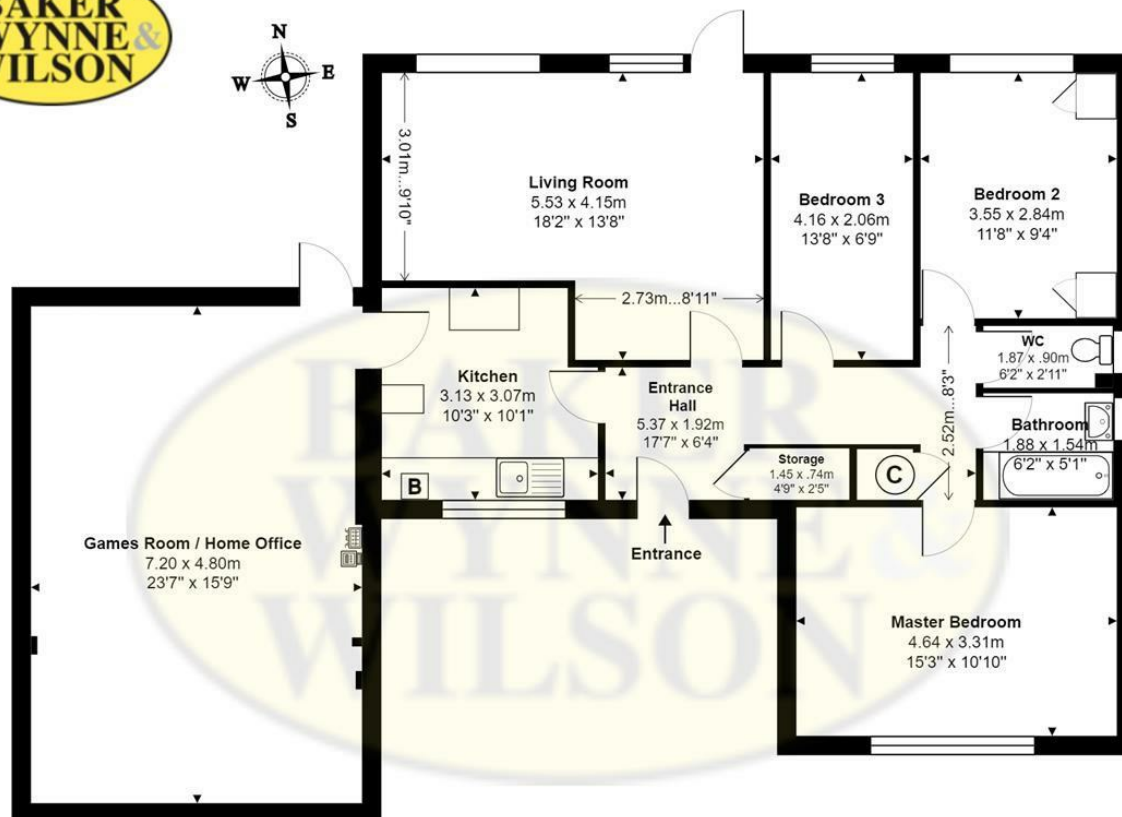
By appointment with Baker Wynne and Wilson

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Approximate Gross Internal Area: 116.9 m² ... 1259 ft²

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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