



86 Lear Drive, Wistaston, Crewe, CW2 8DS  
£235,000

**BAKER  
WYNNE &  
WILSON**



A GOOD EARLY 1970'S THREE BEDROOM, SEMI DETACHED HOUSE WITH A 65 FOOT SOUTH WEST FACING REAR GARDEN, CONVENIENT TO BOTH NANTWICH AND CREWE TOWN CENTRES.

## SUMMARY

Entrance Hall, Living Room, Kitchen/Dining Room, Landing, Three Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Brick Garage, Car Parking Space, Gardens.

## DESCRIPTION

This comfortably sized three bedroom semi detached house was built in 1970 of brick under a tiled roof. Being sold with no onwards chain and in good order throughout, this is a great opportunity to purchase a realistically priced semi detached house.

Externally the house has a private 65 foot rear garden that enjoys a South Westerly aspect.

## LOCATION & AMENITIES

86 Lear Drive holds a good position on the 'Poet's Estate' two miles from Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes) and 2.5 miles from Nantwich town centre. Local amenities include doctors and dentist surgeries, junior and senior schools, local store and post office and a regular bus service between Crewe and Nantwich.





## DIRECTIONS

From Nantwich proceed along Crewe Road through Willaston and into Wistaston, continue through the traffic lights at Wells Green, turn left into Broughton Lane, first left into Yew Tree Road (becomes Lear Drive) continue for 350 yards and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

12'4" x 5'8"

Understairs store, uPVC entrance door, inset matwell, radiator.

### LIVING ROOM

13'9" x 12'1"

Two single wall lights, radiator, open to kitchen/dining room.

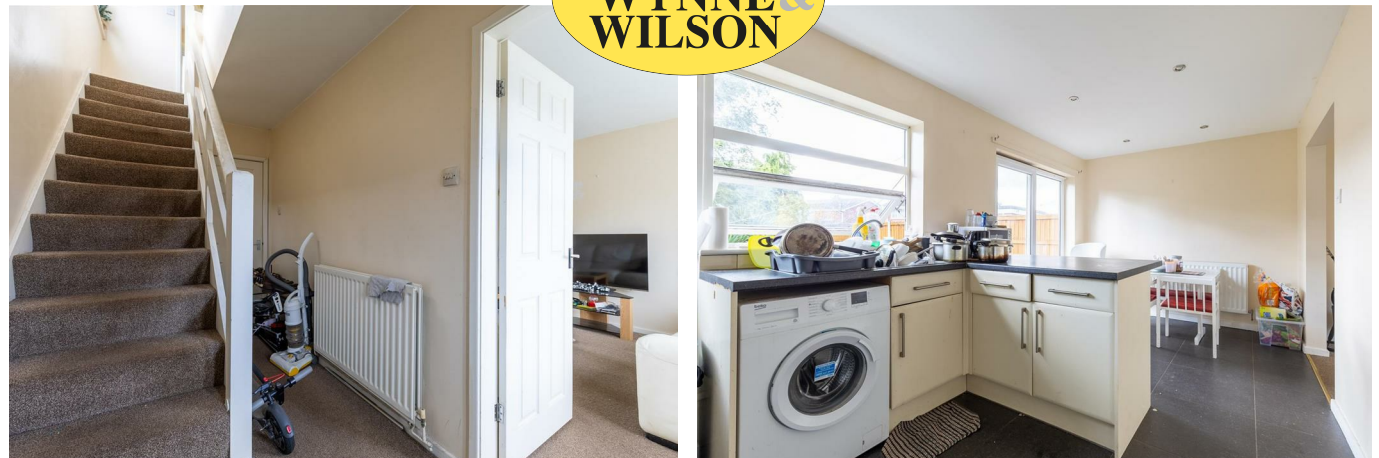
### KITCHEN/DINING ROOM

18'3" x 8'7"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner gas hob unit with extractor hood above, plumbing for washing machine, Ideal gas central heating boiler, inset ceiling lighting, double glazed window, door and sliding doors to rear garden, inset ceiling lighting, radiator.

### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft.



## BEDROOM NO. 1

13'0" x 9'9"

Cylinder and airing cupboard, radiator.

## BEDROOM NO. 2

11'0" x 9'8"

Radiator.

## BEDROOM NO. 3

9'9" x 8'2"

Built in cupboard, radiator.

## BATHROOM

7'9" x 5'6"

White suite comprising panel bath with Triton shower over, pedestal hand basin and low flush W/C, part tiled walls, fully tiled around bath, two double glazed windows, radiator.

## OUTSIDE

Car parking space, brick built GARAGE 18'8" x 9'0" up and over door, personal door.

## GARDENS

The rear garden is extensively lawned with specimen trees, two yucca's, mature trees and a flagged patio.

## 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 with vacant possession on completion.

## COUNCIL TAX

Band C.

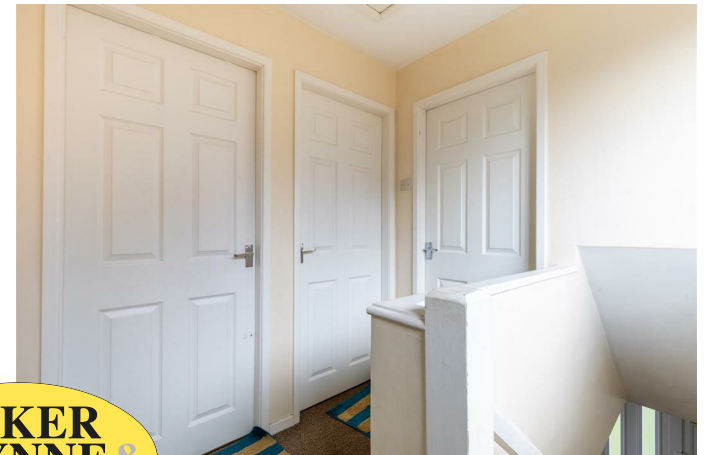
## VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





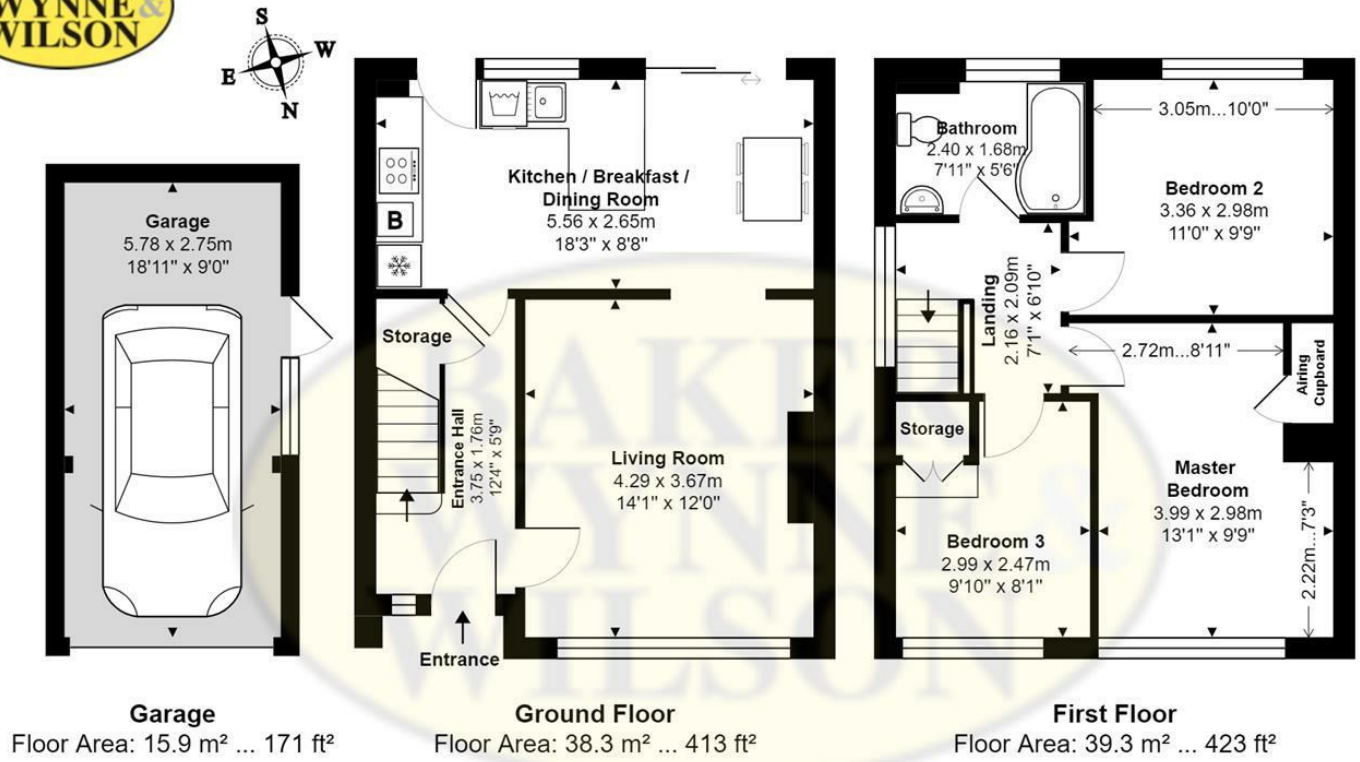


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**86 LEAR DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 8DS**

Approximate Gross Internal Area: 93.5 m<sup>2</sup> ... 1007 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>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>65</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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