



11 Beaumont Close, Wistaston, Crewe, CW2 8BU
Offers In Excess Of £235,000

**BAKER
WYNNE &
WILSON**

An appealing link detached two/three-bedroom modern dormer bungalow (circa 1965) standing on a particularly generous corner plot at the head of a cul-de-sac. 1027 ft sq. (95.4m²) Gross internal area. The estate remains a popular choice and is convenient for both Crewe and Nantwich centres. No forward chain.

DIRECTIONS TO CW2 8BU

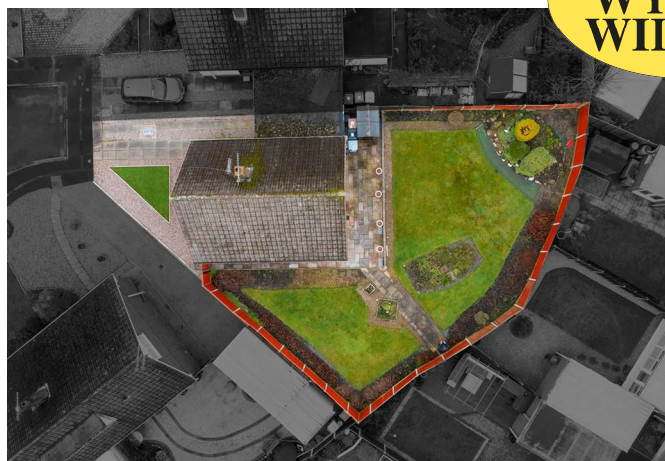
What3words /// mattress.vanished.envoy

From Nantwich proceed along Crewe Road towards Wistaston and turn left along Church Lane. Turn right into Broughton Lane, right into Shelley Drive and straight over into Beaumont Close where the property is located at the head of the cul de sac.

OUT AND ABOUT

The property is situated mid-way between Nantwich and Crewe in Wistaston, a very popular and accessible location. Local amenities include a Tesco convenience supermarket store, Doctors' & Dentists' Surgeries, Junior & Senior Schools, a Leisure Centre, Local Store/Post Office, and a regular local bus service. A wide range of schooling facilities are available nearby, close to Milton Drive and in Nantwich and Crewe. The main line railway station is approx. 2 miles distant, which offers a very good service to the surrounding centres, as well as a fast Crewe to London-Euston service in approx. (1hr 35min).

Easy access is available to Jct.16, M6 motorway, approximately 6 miles from Wistaston.



GENERAL REMARKS

BY MARK JOHNSON FRICS @ Baker Wynne and Wilson.

Offering comfortable well maintained accommodation scope potential to further improve if required and extend (Subject to any consents No 11 is offered for sale with the advantage of no forward chain and a superb corner plot garden. With energy costs continuing to rise a manageable property of this size must offer additional advantages going forward and will no doubt appeal to a wide spectrum of potential buyers including speculators, retired couples and people looking to downsize.

ACCOMMODATION

With approximate measurements comprises:

HALL

10'2" x 4'9"

Composite double-glazed door and side panel, radiator

LIVING ROOM

14'6" x 13'4"

Composite Adam style fire surround and hearth with Living Flame coal effect gas fire, uPVC double glazed picture window, radiator, two wall light points

SHOWER ROOM

6'8" x 6'3"

Modern suite comprising double corner screen door enclosed cubicle with 'wet wall' finish and thermostatic shower, pedestal wash hand basin, tiled walls, vinyl floor covering, chrome heated towel radiator.



BREAKFAST/DINING

ROOM/POTENTIAL BEDROOM 3

10'10" x 9'10"

Radiator, uPVC double glazed sliding patio doors, understairs cupboard

KITCHEN

12'8" x 8'10"

Modern white fronted units to four elevations, base storage and drawer units with wall mounted cupboard and shelving, worktop surfaces with stainless steel sink unit (single drainer, two uPVC double glazed windows and exterior door, vinyl floor covering, part tiled walls, Worcester gas fired boiler, fitted appliances include:-

Double electric oven and grill, ceramic electric hob with canopy hood over, understairs position housing plumbing for washing machine.

FIRST FLOOR LANDING

Built-in cupboard, vaulted ceiling, radiator

MASTER BEDROOM 1

14'6" x 11'10"

Built-in furniture and understairs storage, built-in double wardrobe with cupboards above, radiator

BEDROOM 2

11'10" x 9'10"

uPVC double glazed window, radiator, understairs storage

EXTERNALLY - See attached plan

Head of the cul-de-sac, large corner garden plot able to benefit from a southerly aspect

at the rear, front stone and paved driveway providing off-road parking, artificial grass area.

Link detached garage (single - 16'3" x 8'0") - with up-and-over door and uPVC double glazed rear door and window, rear garden via side entrance gate, paved patio and pathways providing natural lawn sections in addition to a water feature, rockery and various stocked borders, cold water tap.

SERVICES

Mains water, gas, electricity, and drainage.

Gas fired central heating.

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.

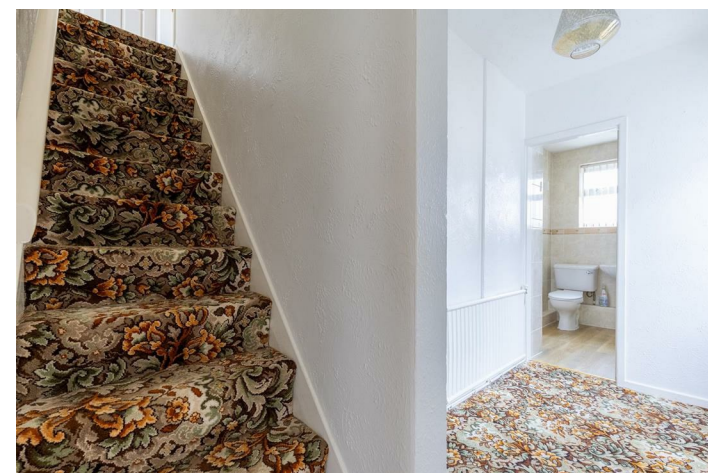
CONSTRUCTION

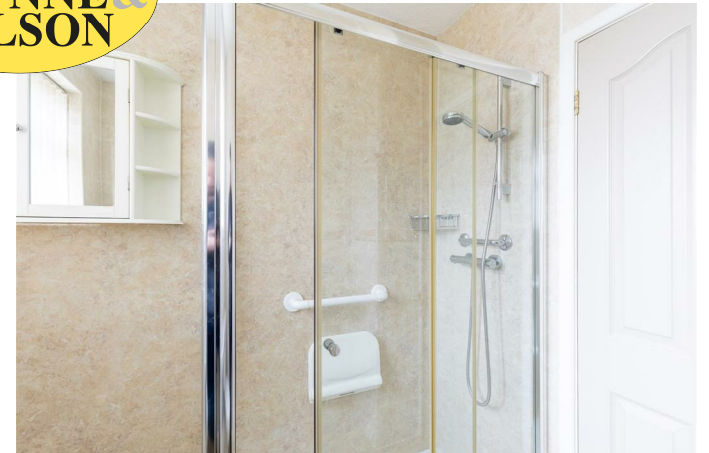
Facing external brickwork beneath a main tile covered pitched roof.

VIEWING

By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).





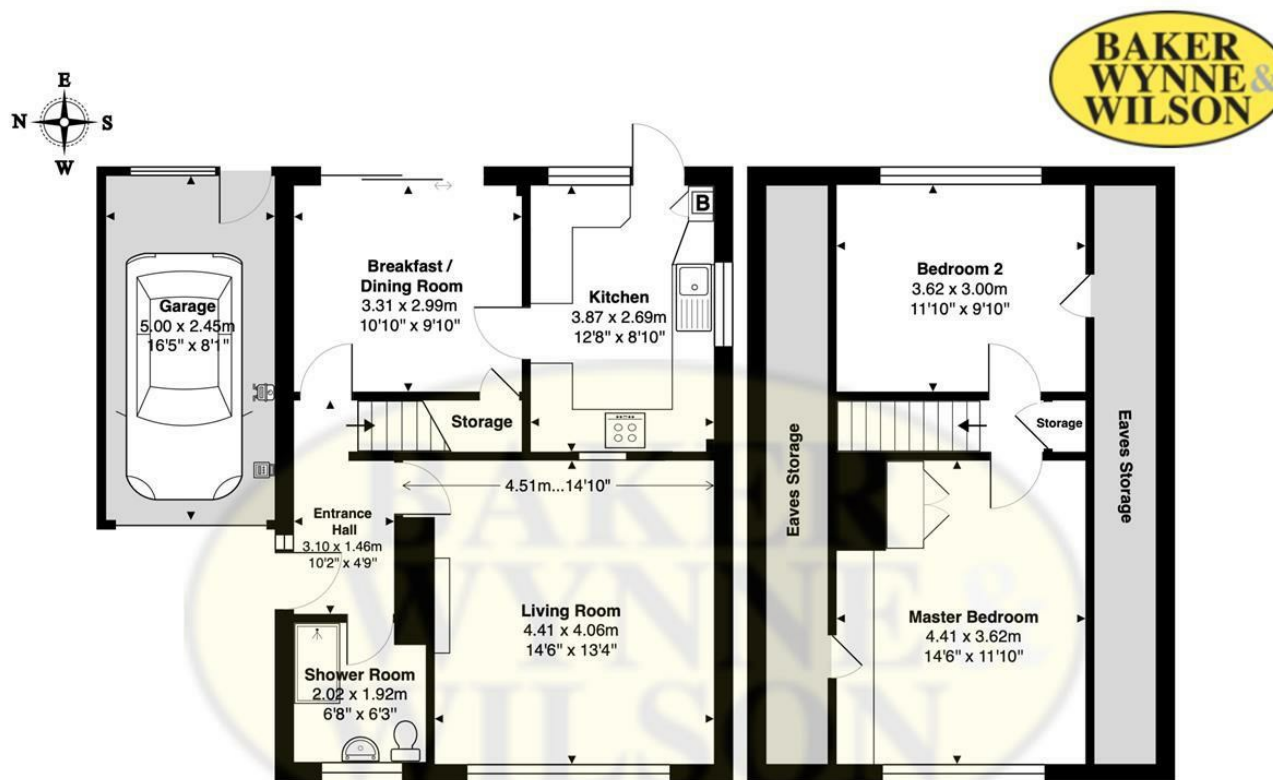
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Ground Floor
Includes Garage
Floor Area: 64.9 m² ... 699 ft²

First Floor
Excludes Eaves Storage
Floor Area: 30.5 m² ... 328 ft²

11 BEAUMONT CLOSE, WISTASTON, CREWE, CHESHIRE, CW2 8BU

Approximate Gross Internal Area: 95.4 m² ... 1027 ft² (Including Garage, excluding eaves storage)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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