



32 Sunnybank Road, Crewe, CW2 8SX

Guide Price £170,000

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A WELL MODERNISED, 1930'S, SEMI DETACHED HOUSE WITH A CONVERTED LOFT, VERSATILE GARDEN ROOM AND 170 FOOT SOUTH EASTERLY FACING REAR GARDEN IN A CONVENIENT RESIDENTIAL POSITION

## SUMMARY

Entrance Hall, Living Room, Kitchen, Cloakroom, Conservatory, Landing, Two Bedrooms, Bathroom, Converted Loft, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Garden Room/Office (22'9" x 11'4"), Gardens

## DESCRIPTION

An attractive, 1930's, semi detached house constructed of brick under a tiled roof and approached over a gravel drive. The house has been modernised and improved in recent years yet retains the charm and appeal of its period. Size wise it will be ideal for first time buyers, small families or those looking to downsize. Alternatively, with its large garden the house ideally lends itself to enlargement. Indeed, planning permission has been granted by Cheshire East (planning number 21/4188N) for an extension.



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## LOCATION & AMENTIES

Sunnybank Road comprises similar semi detached houses and is ideally placed for easy access to Bentley Motors and Leighton Hospital. Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes) is 2.5 miles and Nantwich 3 miles. Well regarded schools are in close proximity with Mablins Lane Primary, St. Michaels Academy and Underwood West Academy. High Schools include Sir William Stanier and Ruskin High School. Queens Park and King George playing fields are within easy walking distance.

## DIRECTIONS - CW2 8SX

## ACCOMMODATION

With approximate measurements:

### ENTRANCE HALL

Tiled floor, radiator.

### LIVING ROOM

12'2" plus bay x 12'4"

Open fireplace with cast inset, tiled hearth and timber mantle, parquet wood block floor, double glazed bay window, ceiling cornices, designer radiator.

### KITCHEN

15'9" x 9'5"

Stainless steel one and half bowl 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, wood laminate floor, stable door to conservatory, two spot light fittings, Baxi gas fired central heating boiler.



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## CLOAKROOM

Low flush W/C.

## CONSERVATORY

9'6" x 6'6"

Brick base, uPVC double glazed windows, radiator.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Foldaway ladder to loft measuring about 14'0" x 12'0" maximum headroom 5'9" with double glazed Velux windows, spot light fitting, beamed ceiling.

## BEDROOM NO. 1

15'8" x 10'9"

Ceiling cornices, radiator.

## BEDROOM NO. 2

10'10" x 7'9"

Radiator.

## BATHROOM

10'8" x 4'4"

White suite comprising panel bath with shower over, low flush W/C and vanity unit with inset hand basin, tiled floor, two walls fully tiled, inset ceiling lighting, chrome radiator/towel rail.

## OUTSIDE

Precast constructed and insulated detached garden room/home office 22'9" x 11'4", two windows (one double glazed), two pairs of uPVC double glazed French windows, two electric heaters. Garden Shed 11'2" x 7'2" two double glazed windows. Wendy House. Gravel car parking area to the front and side. Outside tap.

## GARDENS

The South Easterly facing rear garden extends to about 170 feet and is extensively lawned with three flagged patios/seating areas, shrubs and specimen trees.

## 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 upon completion.

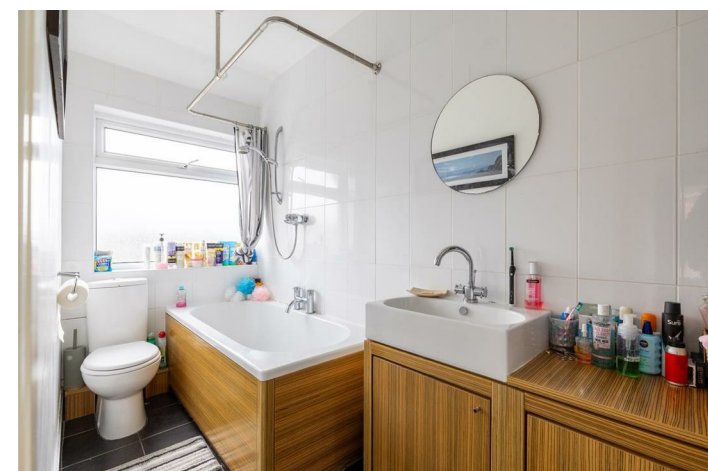
## COUNCIL TAX

Band B.

## VIEWING

By appointment with BAKER, WYNNE & WILSON.

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





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| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         | 90                                                                                                            |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            | 50      |                                                                                                               |
| (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  |

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