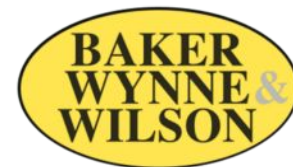




**9 Lawford Close, Crewe, CW1 3QA**

Guide Price **£235,000**



*in association with*





## 9 Lawford Close

Crewe, Crewe

AN ATTRACTIVE THREE BEDROOMED DETACHED HOUSE WITH LARGE GARDENS, OCCUPYING A FANTASTIC POSITION IN THE CUL DE SAC, CLOSE TO LEIGHTON HOSPITAL AND BENTLEY MOTORS

This well positioned detached house built in the late 1980's of brick under a tiled roof, and is approached over a tarmacadam drive. Offered with no ongoing chain, this is an exciting opportunity to purchase a house that is ready to be moved into and enjoyed as it is. However, it offers scope for enhancement, if desired.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## 9 Lawford Close

Crewe, Crewe

Leighton is a settlement close to open countryside, North West of Crewe. Lawford Close forms a cul de sac of similar detached houses and lies within easy reach of Leighton Hospital and Bently Motors, Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes) 3 miles and Nantwich 5 miles.



## SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Landing, Three Bedrooms, Bathroom, uPVC Double Glazed Windows, Gas Central Heating, Attached Garage, Car Parking Space, Gardens to the Front, Side and Rear.

## ENTRANCE HALL

Inset matwell, radiator.

## LIVING ROOM

14' 4" x 12' 5" (4.37m x 3.79m)

Brick fireplace with tiled hearth, timber mantle, ceiling cornices, radiator.

## DINING ROOM

9' 6" x 7' 8" (2.90m x 2.34m)

Double glazed sliding patio doors to garden, radiator.

## KITCHEN

9' 6" x 7' 9" (2.90m x 2.36m)

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Hotpoint integrated oven and four burner ceramic hob unit with extractor hood above, understairs pantry with shelving, radiator.

## UTILITY ROOM

10' 8" x 7' 8" (3.25m x 2.34m)

Stainless steel single drainer sink unit, cupboards under, uPVC door to rear, Alpha gas combination boiler, plumbing for washing machine.

## CLOAKROOM

White suite comprising low flush W/C and hand basin, fully tiled walls.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Built in linen cupboard.

## BEDROOM NO. 1

12' 2" x 9' 1" (3.71m x 2.77m)

Built in double wardrobe, radiator.

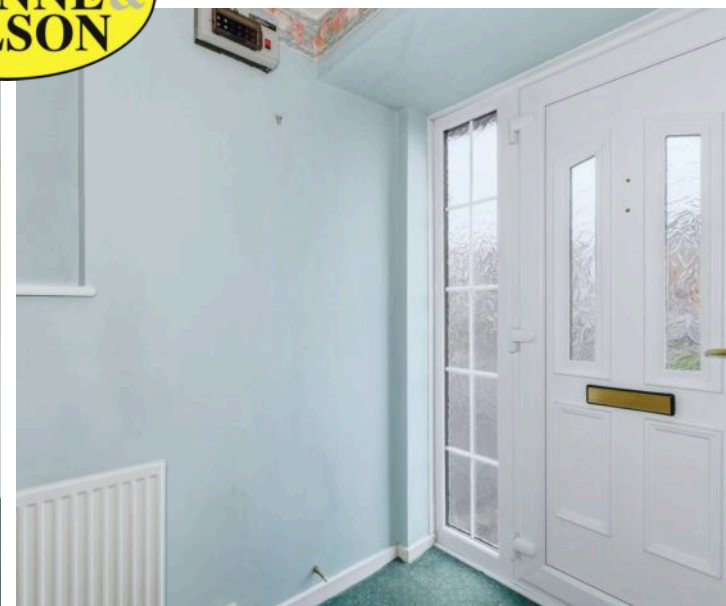
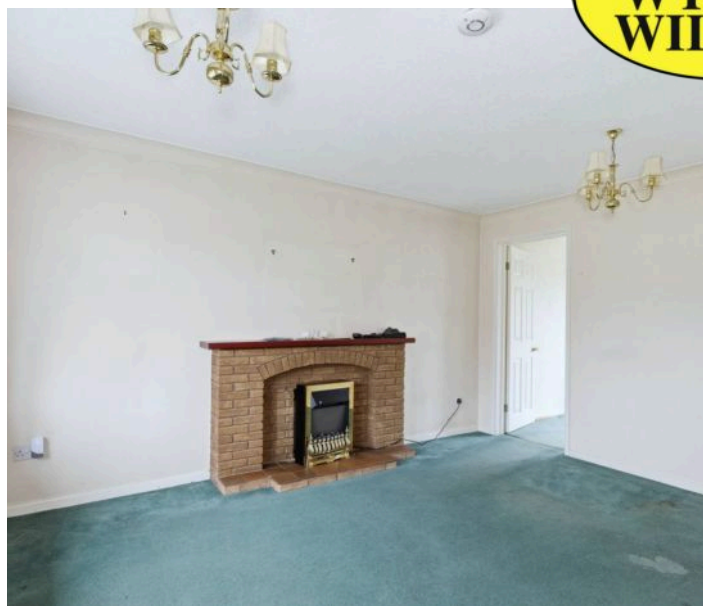
## BEDROOM NO. 2

10' 0" x 8' 9" (3.05m x 2.67m)

Radiator.

## BEDROOM NO. 3

9' 2" x 6' 6" (2.79m x 1.98m)





## GARDEN

The gardens have matured over the years and provide a particular feature of the house. They are lawned with borders, shrubs, specimen trees, rockery, conifers and a flagged patio.







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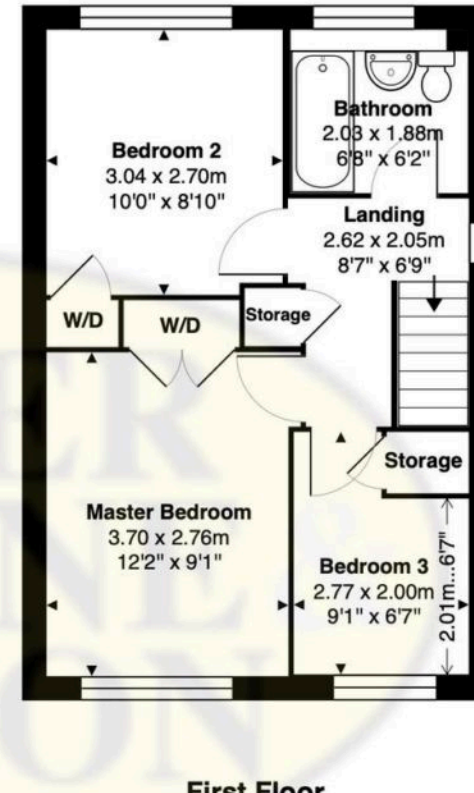
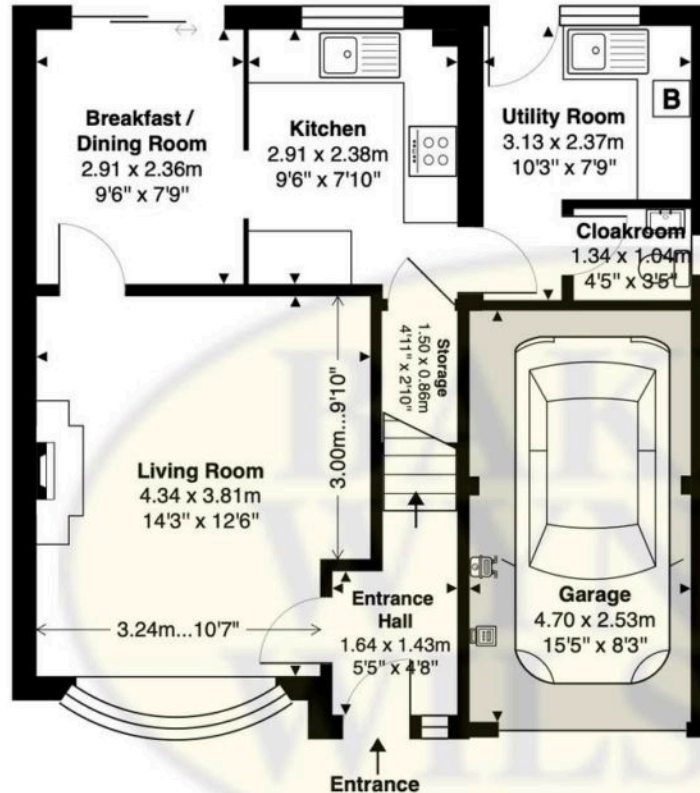
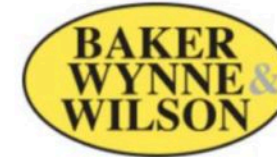
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### 9 LAWFORD CLOSE, CREWE, CHESHIRE, CW1 3QA

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.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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## Baker Wynne & Wilson

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