



HINCHLIFFE
HOLMES



479 WEST STREET



GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Kitchen

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bathroom

OUTSIDE

Yard
Outbuilding

479 WEST STREET

Crewe | CWI 3HZ

This Two Bedroom, mid terrace property is situated in a fantastic location close to Crewe town centre. This home benefits from large reception rooms with high ceilings which in turn gives the property a lovely spacious feel. This property is further complimented by large bedrooms and gardens to the rear.

Crewe is a thriving town in the heart of the Cheshire. The town itself has a wide selection of shopping opportunities with both national brands and local specialist shops that have been trading in Crewe for many years. The town caters for all ages and

has a wide selection of amenities including a gymnasium, swimming pool and sports hall. Most sports are catered for including football, and Rugby. The property is walking distance to the railway station and is situated close to Crewes logistic and manufacturing employers, plus walking distance to Crewes Medical Collage. Crewe has an intercity rail network (London Euston 90 minutes, Manchester 40 minutes). Both Liverpool (40 miles) and Manchester (42 miles) are within easy access via the M6/M56 or M60. The M6 motorway (junction 16) is 10 miles.





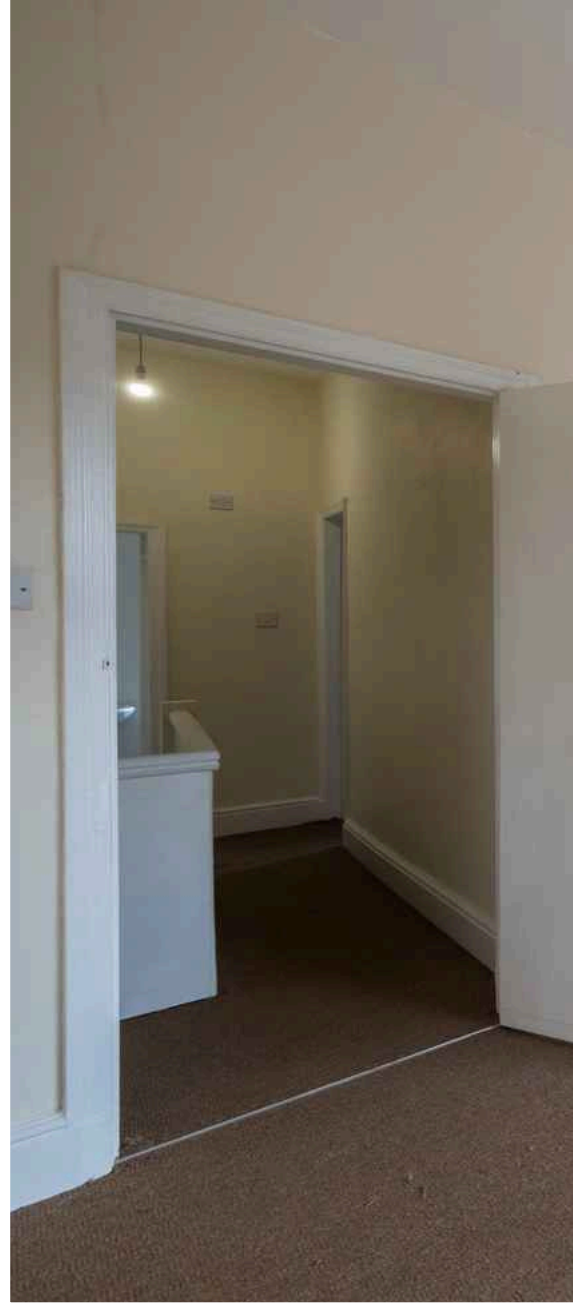












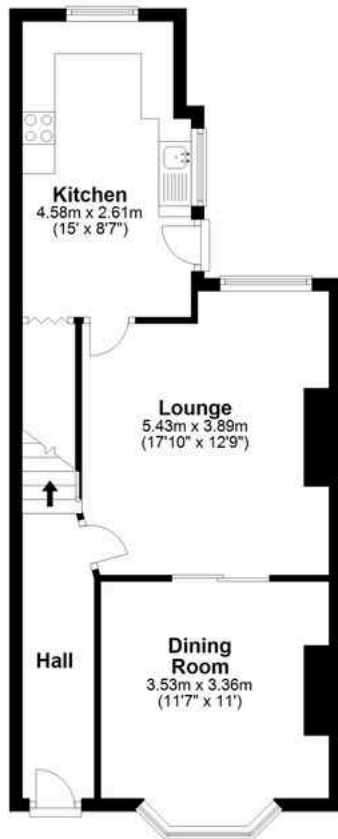






Ground Floor

Approx. 48.0 sq. metres (516.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band A.

POSSESSION

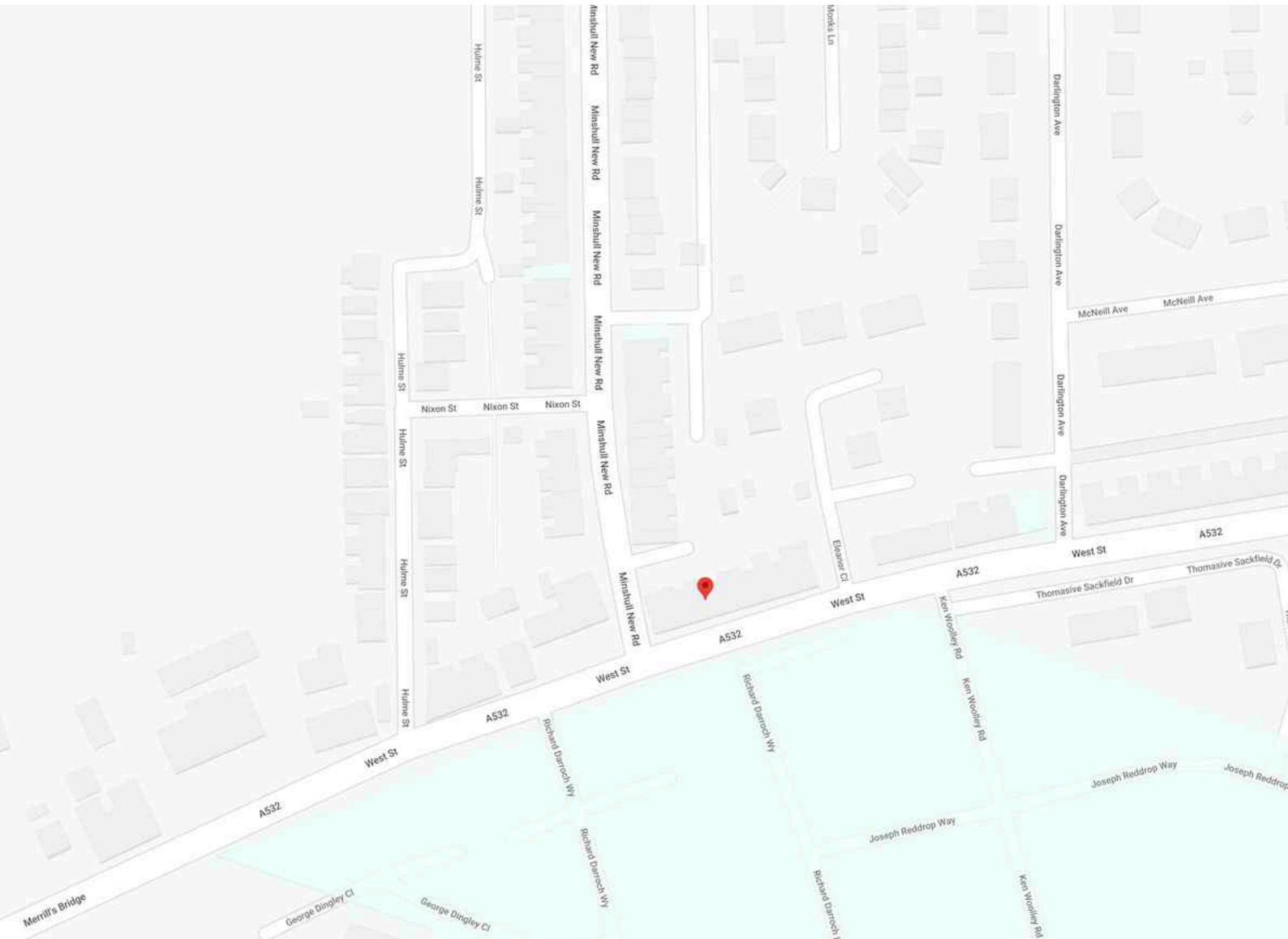

Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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Hinchliffe Holmes

2021-2022




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CHESHIRE
Ben Hinchliffe

2022-2023



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2023-2024



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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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