



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: G

🏠 COUNCIL TAX BAND: D

## Woore Crewe

Newcastle Road Woore  
Crewe Cheshire



***Like a wisteria plant with lots of colour this detached house has lots to offer, budding with potential. Ideal for refurbishing, the home will appeal to keen DIY enthusiasts or even developers.***

The home has lots of character and sits on a good sized plot close to the centre of the desirable village of Woore. The versatile accommodation has three spacious reception rooms with the possibility of one or two being used as bedrooms. One in particular is located adjacent to a possible dressing area with WC off enabling the potential for a bedroom suite. There is also a good sized dining kitchen and to the first floor, two further bedrooms and family bathroom. Outside the home sits behind a fore courted front garden, driveway to the side and enclosed large rear garden.

- Detached House Ideal For Renovation
- Desirable Village Centre Location
- Large Rear Garden & Parking
- Versatile Accommodation
- Three/Four Bedrooms & First Floor Bathroom
- Two/Three Reception Rooms & Large Kitchen

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

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## Entrance porch

Having a part glazed entrance door with further door to the dining kitchen.

## Lounge 19' 9" x 18' 2" (6.03m x 5.53m)

A large reception room which has beams to the ceiling, double glazed windows to the front and side, double glazed patio doors to the rear and two radiators. There is a staircase to the first floor and doors off to the WC and kitchen.

## Dining Room/Bedroom 11' 10" x 13' 11" (3.6m x 4.24m)

Located off the kitchen, this offers a variety of uses and has two double glazed windows to the rear and two skylights.

## Guest WC

Having doors off and linking the lounge and family room/further bedroom and fitted with a low level WC, vanity wash basin, double glazed window to the rear and radiator.



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**Potential Dressing Area** 6' 9" x 10' 5" (2.05m x 3.17m)

Located off the following family/Bedroom this has the potential to provide a dressing area and has a window to the rear.

**Family Room/Bedroom** 13' 1" x 12' 2" (4m x 3.7m)

A sizable room offering a variety of uses however could link with the previous room and WC off to provide a bedroom suite or if required a reception room. Having beams to the ceiling, double glazed window to the front and radiator.

**Landing** 13' 1" x 12' 4" (4m x 3.75m)

A spacious landing area with doors off the two first floor bedrooms and family bathroom.

**Bedroom 1** 13' 1" x 12' 1" (4m x 3.68m)

A generous sized double bedroom with double glazed window to the rear and radiator.

**Bedroom 2** 10' 10" x 13' 1" (3.3m x 4m)

An 'L' shaped room with window to the front and radiator.

**Family Bathroom** 7' 7" x 6' 3" (2.32m x 1.91m)

Fitted with a white suite comprising low level WC, pedestal wash basin and panel bath with electric shower over. Window to the rear.

**Front Garden**

The home is set behind a fore courted walled front garden.

**Rear Garden**

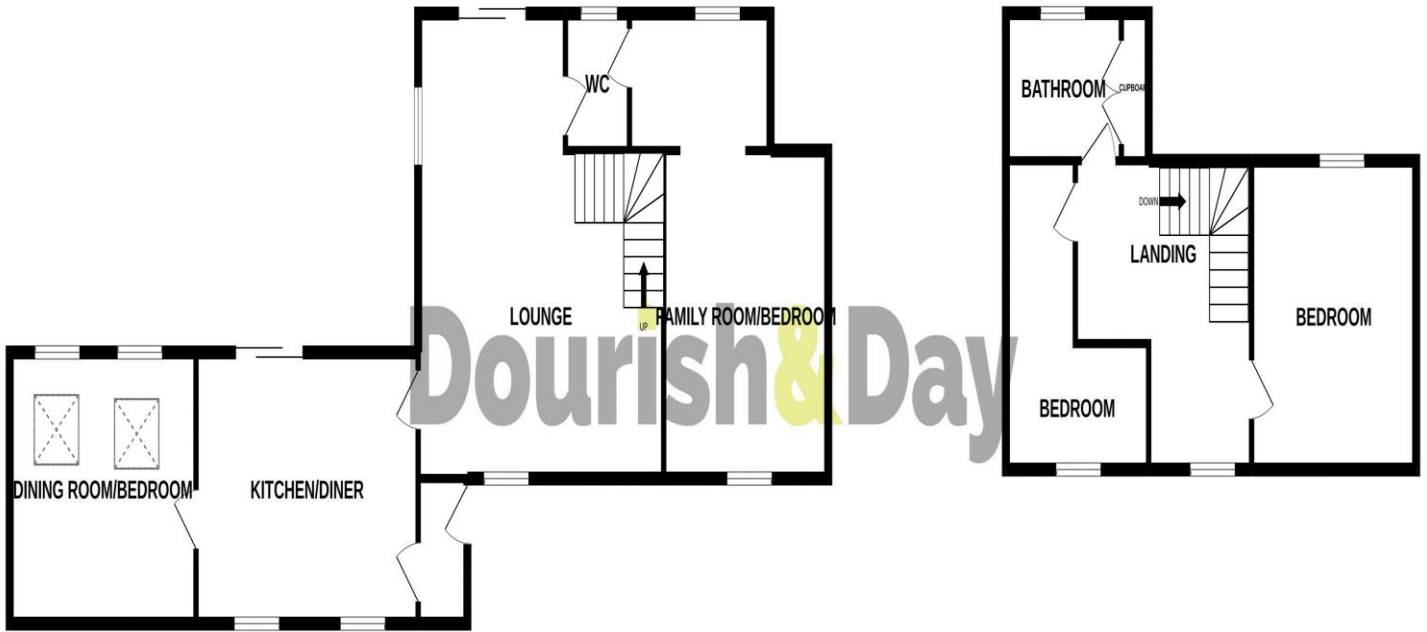
The rear garden is a generous size and offers great potential for further development. To the side of the property is a driveway





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(17-28)		
G	(1-16)	1	7

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