Wright Marshall
Estate Agents



30 NEVILLE STREET | CREWE | CHESHIRE | CW2 6LA | OIRO £189,950







Characterful Three-Bedroom Semi-Detached Home in a Quiet Cul-de-Sac Setting

Enjoying a peaceful cul-de-sac position within comfortable walking distance of the railway station and the excellent amenities in and around the town, this characterful three-bedroom semi-detached home presents an appealing combination of everyday convenience, attractive outdoor space and welcoming accommodation. The red-brick frontage creates an immediate impression, complemented by a private driveway providing valuable off-road parking. Inside, the home offers a versatile and comfortable environment for modern family life, with well-proportioned accommodation arranged to provide an inviting setting for both relaxed day-to-day living and entertaining. A particular highlight is the impressive, spacious landscaped rear garden. Thoughtfully designed to offer an attractive balance of lawn, established planting and practical outdoor areas, it provides a delightful extension of the home: ideal for summer dining, children's play, gardening or simply enjoying a quieter moment outdoors. With its distinctive character, practical driveway, generous landscaped garden and exceptionally convenient location for rail connections and local facilities, this is a superb opportunity to acquire a well-positioned home in a sought-after residential setting. Viewing is strongly recommended to appreciate the setting, character and outdoor space on offer.

PLEASE NOTE – EXCHANGE WITHIN 28 DAYS WILL BE REQUIRED

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED – NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich Office along Hospital Street and continue over the mini roundabout. Turn left at 'Churches Mansion' roundabout then right onto Crewe Road continuing across the 'Peacock' pub roundabout. Proceed along Crewe Road changing to Nantwich Road into Crewe. Upon reaching Crewe (20 mph) turn right into Bedford Street and take the right turn into Neville Street where the property will be observed on the right hand side.



LOCATION - CREWE

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-
With approximate dimensions, comprises;

BREAKFAST KITCHEN 9'8 x 12'1







LIVING ROOM 14'11 x 13'2 into bay







BATHROOM



FIRST FLOOR LANDING



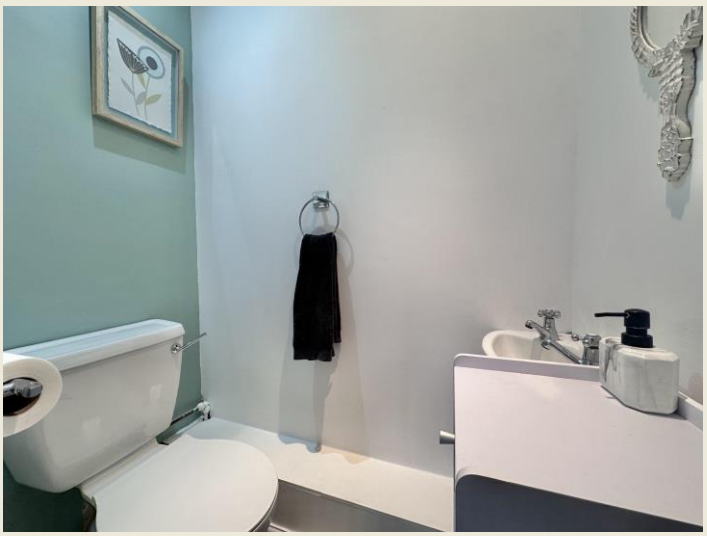






BEDROOM ONE 12'0 x 14'0

ENSUITE WC





BEDROOM TWO 12'5 x 7'11

BEDROOM THREE 6'10 x 9'6



EXTERIOR

Outstanding exterior space including a Tarmacadam drive to the front providing extremely useful off street parking. Paved pathway leading to the main entrance located at the side of the property. Timber gate opening to the amazing rear garden. Side access to the superb rear garden. Recently professionally landscaped by the present owner, the garden is exceptional & a wonderful surprise. The space is unusually spacious and features extensive paved patio / seating areas, lawn and planted borders. There is space for a shed / greenhouse etc. The garden is a great spot to relax & entertain.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions).
Gas fired central heating.
NOTE: No tests have 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.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).



VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.





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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Virtual Builder

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