



33 Valley Road, Wistaston - CW2 8JZ

Guide Price **£225,000**



in association with



33 Valley Road

Wistaston, Crewe

A STRIKING 1930'S SEMI DETACHED HOUSE OFFERING AN IMPRESSIVE BLEND OF ORIGINAL FEATURES AND CONTEMPORARY REFINEMENTS, 3.5 MILES FROM NANTWICH TOWN CENTRE.

DESCRIPTION

A traditional 1930's semi detached house, constructed of brick with part rendered elevations under a tiled roof and approached over a Cotswold gravelled drive. The house has been completely renovated over the last 12 months from top to bottom. The well planned accommodation extends to 870 square feet.

LOCATION & AMENITIES

The property holds a convenient position 3.5 miles from Nantwich town centre and 1.5 miles from Crewe Railway Station. There is a local Co-operative Store and Pharmacy within walking distance. Junction 16 of the M6 motorway is 9 miles and Manchester International Airport is about a 45 minute drive. There is both a primary and a secondary school within walking distance.

DIRECTIONS - CW2 8JZ



SUMMARY

Entrance Hall, Living Room, Kitchen/Breakfast Room, Rear Hall/Utility, Bathroom, Landing, Three Bedrooms, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

ENTRANCE HALL

LIVING ROOM

13' 8" x 13' 7" (4.17m x 4.14m)

Open fireplace with tiled hearth, double glazed bay window, carpet.

KITCHEN/BREAKFAST ROOM

13' 7" x 11' 2" (4.14m x 3.40m)

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units, worktops, oven and hob with extractor hood above, laminate floor, spot light fitting, integrated dishwasher, door to inner staircase hall.

REAR HALL/UTILITY

7' 3" x 4' 3" (2.21m x 1.29m)

Plumbing for washing machine, Baxi gas fired central heating boiler.

BATHROOM

9' 1" x 7' 3" (2.77m x 2.21m)

White suite comprising panel bath with rain head shower and hand held shower over, low flush W/C and vanity unit with inset hand basin, lit mirror fitting, part tiled walls, fully tiled around bath, tiled floor.

STAIRS TO FIRST FLOOR LANDING

Landing - Carpet.

BEDROOM NO. 1

13' 8" x 13' 7" (4.17m x 4.14m)

Double glazed bay window.

BEDROOM NO. 2

11' 8" x 7' 2" (3.56m x 2.18m)

Carpet, walk in wardrobe.

BEDROOM NO. 3



BEDROOM NO. 2

11' 8" x 7' 2" (3.56m x 2.18m)

Carpet, walk in wardrobe.

BEDROOM NO. 3

8' 0" x 6' 3" (2.44m x 1.91m)

Picture rail, carpet.

OUTSIDE

Car parking space.

GARDENS

The lawned gardens extend to the front and rear of the home.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

COUNCIL TAX

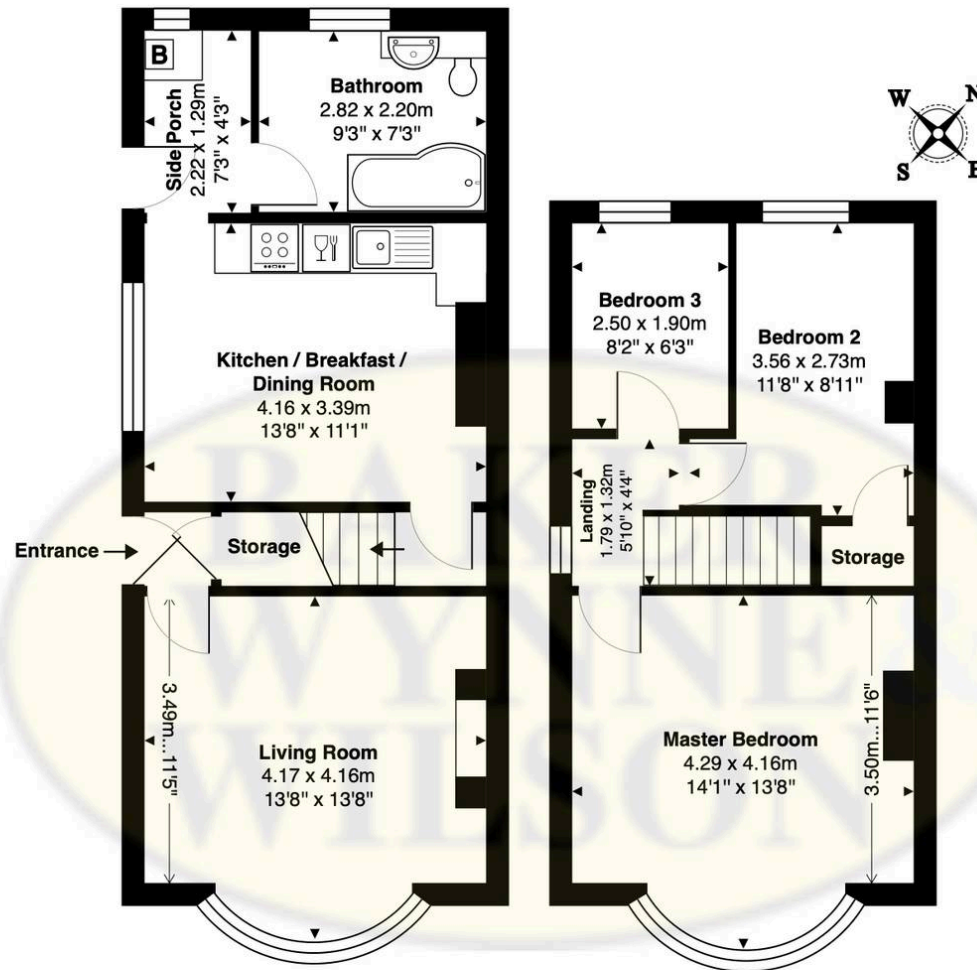
Band B.

VIEWINGS

By appointment with Baker, Wynne & Wilson.







Ground Floor
Floor Area: 44.4 m² ... 478 ft²

First Floor
Floor Area: 34.8 m² ... 375 ft²

33 VALLEY ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8JZ

Approximate Gross Internal Area: 79.2 m² ... 852 ft²

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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