



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



An extremely attractive substantially extended & improved semi detached house exuding light & neutral contemporary style and comfort and boasting deceptively spacious accommodation throughout. The master suite could if required be split to create an additional fifth bedroom. With four spacious bedrooms & two luxurious bathrooms, this property is ideal in particular for families seeking ample space to grow and thrive. The layout is thoughtfully designed to maximise communal living particularly with the large open plan kitchen dining family room which is perfect or entertaining. Set in a desirable location, this home is conveniently situated near local amenities, hospital, schools & transport links. A standout feature is the amazing garden building within the low maintenance paved rear garden which makes the perfect leisure room/office etc with an outdoor covered BBQ area. The front of the property provides ample off road parking for several vehicles together with a high quality immaculate integrated garage.

**DESCRIPTION**

Nestled in a popular & convenient location, this incredibly attractive, substantially extended & wonderfully improved semi detached house exuding light & neutral contemporary style and comfort, boasts deceptively spacious accommodation throughout. The impressive accommodation briefly comprises; sleek timber & glass contemporary entrance porch, spacious Living Room with raised inset fire & stairs rising to the first floor, well designed immaculate large Kitchen Dining Family Room with bi fold doors, Utility Room, Cloaks WC, First Floor Landing, unusually spacious Master Bedroom Suite with dual aspect and luxurious Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Luxurious Family Bathroom with separate shower.

Additionally the master suite may be split to create an additional fifth bedroom or perhaps an individual dressing room, if required. With four spacious bedrooms & two luxurious bathrooms, this property is ideal for buyers seeking ample space to grow and thrive or enjoy spacious home working and space for guests etc. The layout is thoughtfully designed to maximise communal living particularly with the large open plan kitchen dining family room which is perfect for entertaining. Set in a desirable location, this home is conveniently situated near local amenities, hospital, schools & transport links. A standout feature is the amazing garden building within the low maintenance paved rear garden which makes the perfect leisure room/office etc with an outdoor covered BBQ area. The front of the property provides ample off road parking for several vehicles together with a high quality immaculate integrated garage.

This property presents a wonderful opportunity for those looking to settle in a spacious and well-equipped home in Crewe. With its attractive features and prime location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.

**DIRECTIONS**

Proceed from the Agents Nantwich office along Hospital Street and go over the mini roundabout. At the next 'Churches Mansion' roundabout, turn left and take the third exit at the roundabout onto Crewe Road. Continue along

Crewe Road changing to Nantwich Road and proceed past the mainline railway station continuing in the direction of Sandbach. At Crewe Green roundabout, take the second exit into Sydney Road. Proceed continuing into Remer Street and at the large roundabout take the second exit into North Street. Turn right into Broughton Road where the property will be observed on the right hand side.

**CREWE**

Crewe is a railway town within the unitary authority area of Cheshire East & perhaps best known as a large railway junction. From 1946 until 2002, it was also the home of Rolls Royce motor car production. The Pyms Lane factory on the West of the town now produces Bentley Motorcars exclusively.

The town has two small shopping centres; the Victoria Centre & the Market Centre. There are indoor and outdoor markets throughout the week. Grand Junction Retail Park is just outside the centre of town. Nantwich Road provides a wide range of secondary local shops, with a variety of small retailers and estate agents.

Crewe railway station is less than a mile from Crewe town centre. It is one of the largest stations in the North West and a major interchange station on the West Coast Main Line. It has 12 platforms in use and has a direct service to London (Euston) (average journey time of around 1 hour 30 minutes), Edinburgh, Cardiff, Liverpool, Manchester, Birmingham, Glasgow, Derby, Stoke-on-Trent, Chester, Wrexham, Holyhead for the ferry connections to Dun Laoghaire and Dublin Port. Many other towns and cities also have railway connections to Crewe.

**NANTWICH**

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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.

**AGENTS NOTE:-**

The current vendors have created a sumptuous, contemporary home lovingly extended and transformed to great effect. With the advantage of the detached home garden leisure room / office and covered outdoor kitchen / BBQ area buyers are sure to be extremely impressed. EARLY VIEWING IS HIGHLY RECOMMENDED AS THIS IS SUCH A UNIQUE OPPORTUNITY.

**THE ACCOMMODATION:-**

With approximate dimensions comprises;

**STUNNING ENCLOSED TIMBER GLAZED ENTRANCE PORCH**

5'9 x 3'3 (1.75m x 0.99m)

**LIVING ROOM**

20'6 x 18'3 (6.25m x 5.56m)

**KITCHEN DINING FAMILY ROOM**

22'10 x 16'6 (6.96m x 5.03m)

**UTILITY ROOM**

9'9 x 9'4 (2.97m x 2.84m)

**CLOAKS WC**

5'11 x 3'7 (1.80m x 1.09m)

**FIRST FLOOR LANDING**

10'0 x 7'6 (3.05m x 2.29m)

**SPACIOUS MASTER BEDROOM ONE**

22'1 x 13'10 (6.73m x 4.22m)

**ENSUITE SHOWER ROOM**

9'11 x 5'8 (3.02m x 1.73m)

**BEDROOM TWO**

16'7 x 10'6 (5.05m x 3.20m)

**BEDROOM THREE**

11'1 x 10'3 (3.38m x 3.12m)

**BEDROOM FOUR**

9'9 x 7'7 (2.97m x 2.31m)

**LUXURIOUS FAMILY BATH & SHOWER ROOM**

11'10 x 7'6 (3.61m x 2.29m)

**INTEGRATED GARAGE**

18'0 x 13'11 (5.49m x 4.24m)

**EXTERIOR**

The superb driveway offers generous parking provision whilst the secure gated side access leads to the sleek fully paved rear garden offering ease of maintenance and plenty of space for relaxing and entertaining.

**OUTSTANDING BESPOKE L SHAPED GARDEN CABIN**

An impressive bespoke timber & glazed detached leisure room / home office with power and light and being of an incredibly generous size. A variety of uses are possible within the generous space and in particular offers the perfect party spot!

**GARDEN ROOM / HOME OFFICE**

12'5 x 12'5 (3.78m x 3.78m)

**BBQ AREA**

9'6 x 5'5 (2.90m x 1.65m)

**EPC RATING: C**

**COUNCIL TAX BAND: B**

**SERVICES**

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory

undertakers costs & conditions). Gas 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**

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: nantwich@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 already have a purchaser waiting to buy your home.

**FINANCIAL ADVICE**

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

\*\* Contact one of our sales team today on , 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; , 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.