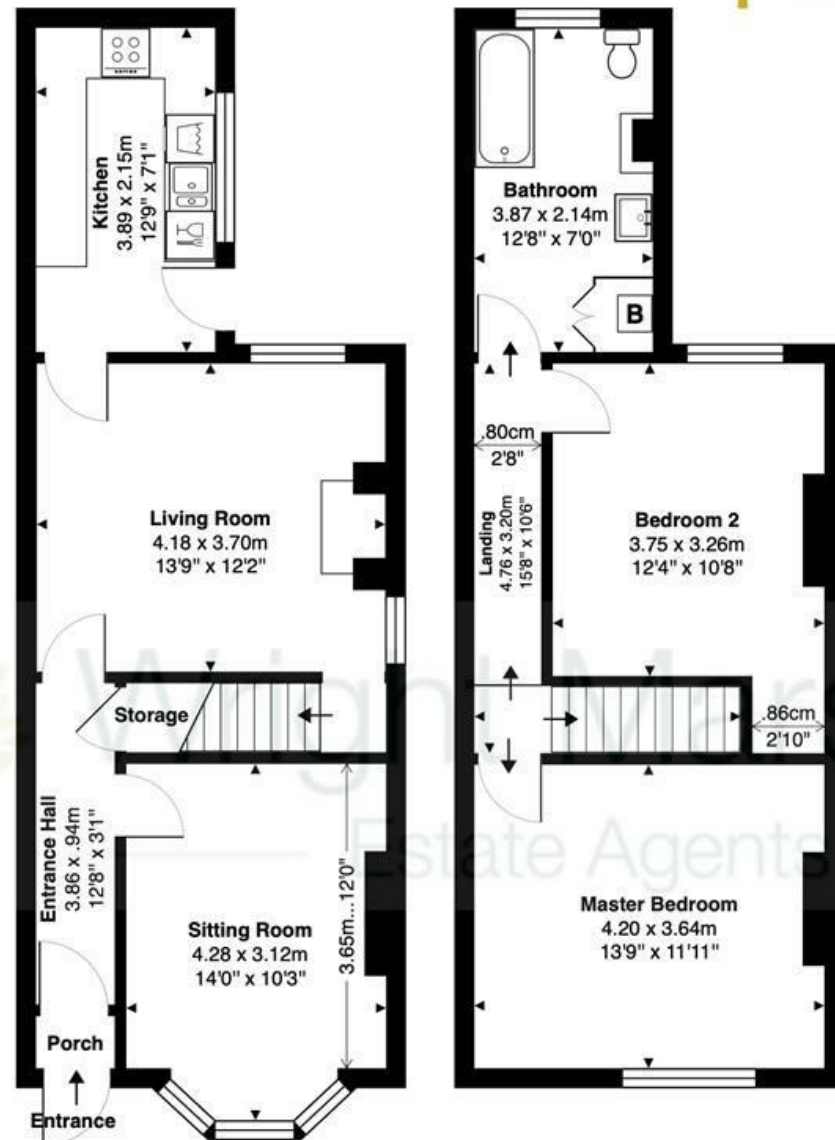




Ground Floor
Floor Area: 45.1 m² ... 486 ft²

First Floor
Floor Area: 44.1 m² ... 475 ft²

87 CREWE ROAD, NANTWICH, CHESHIRE, CW5 6HX

Approximate Gross Internal Area: 89.2 m² ... 961 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN

An excellent two bedroom period end terrace period house within a stones throw of Nantwich Town Centre standing on sought after Crewe Road. With an unusually large plot there is garden & ample parking making this a fantastic choice for buyers. Gas Central Heating and Stripped wooden floors.

DESCRIPTION

An excellent opportunity to acquire a pleasant two bedroom end terrace Town House, conveniently positioned along well established & leafy Crewe Road being close to the town centre's amenities.

The accommodation briefly comprises:- Entrance Porch, Entrance Hall, Living Room (Reception One), Dining Room (Reception Two), Kitchen.

First Floor: Landing, Bedroom One, Bedroom Two, Bathroom. Enjoying excellent parking provision to the side of the property (space for camper van / motor home etc).

UPVC Double Glazing. Gas Central Heating. Ornamental paved area to front, rear walled patio. Burglar alarm system.

NO CHAIN

DIRECTIONS

From the agents office continue along Hospital Street & continue ahead at the mini roundabout. At the ‘Churches Mansion’ roundabout take the first exit & at the next roundabout take the third exit onto Crewe Road. The property will be observed on the left hand side.

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:-

ENTRANCE PORCH

ENTRANCE HALL

12'8 x 3'1 (3.86m x 0.94m)

LIVING ROOM

13'9 x 12'2 (4.19m x 3.71m)

DINING / SITTING ROOM

14'0 x 10'3 (4.27m x 3.12m)

KITCHEN

12'9 x 7'1 (3.89m x 2.16m)

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 11'11 (4.19m x 3.63m)

BEDROOM TWO

12'4 x 10'8 (3.76m x 3.25m)

BATHROOM

12'8 x 7'0 (3.86m x 2.13m)

EXTERIOR

The property features a larger than standard side parking area suitable for several vehicles including space for campervan, motorhome etc. Front garden with fencing & rear garden. Rear access pathway for residents.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are either 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

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 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 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.