



15 Hanbury Close, Crewe – CW2 6TF

Guide Price **£315,000**



in association with



15 Hanbury Close

Crewe

A DISTINCTIVE AND WELL MAINTAINED DETACHED BUNGALOW OCCUPYING A FANTASTIC POSITION, TUCKED AWAY AT THE END OF THE CUL DE SAC, SET WELL BACK FROM THE ROAD, WITH A 40 FOOT SOUTH FACING REAR GARDEN

SUMMARY

Bungalow 2 Bed, 1 Reception, 1 Bath, 1 Ensuite

Entrance Hall, Living Room, Dining Area, Garden Room, Kitchen, Bedroom No. 1 with Ensuite Shower Room, Further Double Bedroom, Bathroom, Gas Central Heating, Solar Panels, uPVC Double Glazed Windows, Brick Garage, Summer House, Parking, Gardens

DESCRIPTION

15 Hanbury Close was built in the late 1980's of brick under a tiled roof and is approached over a long tarmac drive that provides parking for four cars. It has been well maintained and updated over the years. Particular features include a vaulted beamed ceiling, living room open to a dining area and the principle bedroom with ensuite shower room. The true jewel of this bungalow is the plot. Combining a lovely position with large, well nurtured, gardens to the front and rear.

LOCATION & AMENITIES

The bungalow occupies a particularly pleasant position in a well established locality, off Laidon Avenue. It is ideally located about 3.5 miles from the historic market town of Nantwich, less than 2 miles from Crewe railway station (London Euston 90 minutes and Manchester 40 minutes).



15 Hanbury Close

Crewe

Junction 16 of the M6 motorway is 8 miles, making the property convenient to many areas including the North West, The Potteries and the Midlands. Manchester International Airport is about a 45 minute drive. There is a Post Office, Spar, Nursery, Veterinary practice and a doctors surgery approximately 1 mile away in Wells Green.

DIRECTIONS

From Nantwich, take the main Crewe Road, continue straight on at the Peacock roundabout, through Wells Green traffic lights, turn right into Laidon Avenue, third left into Fuller Drive, fifth right into Hanbury Close and the bungalow is located at the end of the cul de sac on the left hand side.



ENTRANCE HALL

uPVC entrance door, cylinder in the airing cupboard, access to loft.

LIVING ROOM

19' 6" x 10' 7" (5.94m x 3.23m)

Brick fireplace, sliding double glazed doors to garden room, vaulted beamed ceiling, two uPVC double glazed windows, three up lights, two picture lights.

DINING AREA

10' 1" x 5' 9" (3.07m x 1.75m)

Two full height uPVC double glazed windows.

GARDEN ROOM

11' 3" x 8' 10" (3.43m x 2.69m)

Full height uPVC double glazed windows, tiled roof and uPVC door to garden.

KITCHEN

11' 1" x 8' 7" (3.38m x 2.62m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four gas ring burner with extractor hood above, integrated refrigerator, Worcester gas fired central heating boiler, plumbing for washing machine and dishwasher.

BEDROOM NO. 1

13' 7" x 10' 7" (4.14m x 3.23m)

Built in triple wardrobe with sliding doors, fitted single wardrobe, cupboards over bed and two bedside cabinets, uPVC double glazed window with shutters.

ENSUITE SHOWER ROOM

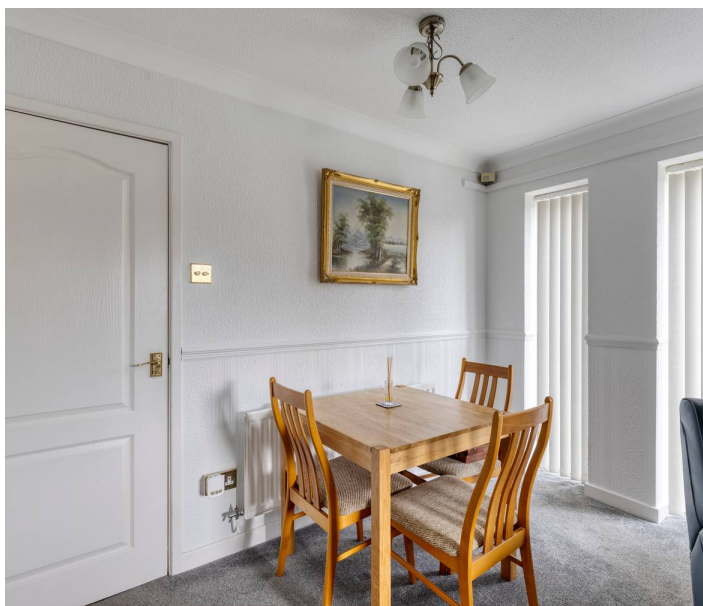
5' 6" x 5' 6" (1.68m x 1.68m)

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with shower, half tiled walls.

BEDROOM NO. 2

11' 3" x 8' 6" (3.43m x 2.59m)

uPVC double glazed boxed bay window with shutters, fitted cupboards over bed.



BATHROOM

6' 10" x 6' 3" (2.08m x 1.91m)

White suite comprising panel bath, pedestal hand basin and low flush W/C.

OUTSIDE

Brick built tiled roof detached GARAGE 16'7" x 8'5" electrically operated rollover door. Summer House. Exterior lighting.

Pedestrian access to both sides of bungalow. Car parking.

GARDENS

The front garden is lawned with dwarf hedge, specimen trees and shrubs. The South facing rear garden is lawned with specimen trees, flagged patio and a gravel seating area.

SERVICES

All mains services are connected to the property. Solar panels.

TENURE

Freehold with vacant possession on completion.

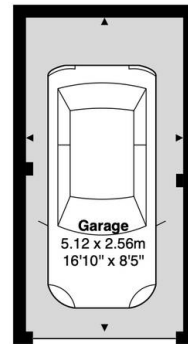
COUNCIL TAX

Band D.

VIEWING

By appointment with Baker, Wynne & Wilson.





Garage
Floor Area: 13.1 m² ... 141 ft²



Bungalow
Floor Area: 82.5 m² ... 888 ft²

15 HANBURY CLOSE, WISTASTON, CREWE, CHESHIRE, CW2 6TF

Approximate Gross Internal Area: 95.6 m² ... 1030 ft² Includes Garage

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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