



**4 Hanbury Close, Crewe, CW2 6TF**

Guide Price **£275,000**



in association with



# 4 Hanbury Close

Crewe, Crewe

A TASTEFULLY UPGRADED, WELL PROPORTIONED, DETACHED BUNGALOW WITH AN ATTRACTIVE SOUTH EAST FACING REAR GARDEN ENJOYING AN OPEN ASPECT, OCCUPYING A PRIME POSITION IN THE CUL DE SAC

DESCRIPTION

4 Hanbury Close was built by Barratts in the late 1980's of brick under a tiled roof and is approached over a tarmacadam drive that provides parking for a number of cars. It has been tastefully reconfigured and updated in recent years. Not only is the space on offer substantial, it is also very well designed with the layout being particularly adaptable. Particular features include the well lit living room/dining room and the principle bedroom with wet room.

In our opinion the bungalow offers a turn-key opportunity with the benefit of no ongoing chain.

## 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, 2.5 miles from Crewe railway station (London Euston 90 minutes and Manchester 40 minutes). 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 about 1.5 miles distance in Wells Green.

Council Tax band: D

Tenure: Freehold



## SUMMARY

Entrance Canopy, Reception Hall, Living Room/Dining Room, Kitchen, Principle Bedroom with wet room, Bedroom No. 2, Bathroom, Gas Central Heating (Combination boiler), Attached Garage, Gardens.**ENTRANCE CANOPY**

## RECEPTION HALL

Access to loft, storage cupboard, wood laminate floor (2025) to be found throughout with the exception of bedroom no. 2.

## LIVING ROOM/DINING ROOM

19' 5" x 17' 5" (5.92m x 5.31m)

Marble fireplace with inset living flame coal effect gas fire, double glazed picture window to side, double glazed window and double glazed French window, four double wall lights.

## KITCHEN

11' 2" x 8' 7" (3.40m x 2.62m)

Stainless steel one and half bowl sink unit, fitted floor standing cupboard and drawer units, broom cupboard with glow worm gas fired combination boiler, integrated oven, hob with extractor hood above, integrated dishwasher, washing machine and refrigerator/freezer.

## PRINCIPLE BEDROOM/WET ROOM

16' 7" x 10' 9" (5.06m x 3.28m)

into wardrobes. Built in double wardrobes with sliding doors, double glazed window with shutters, wet room with shower, low flush W/C and vanity unit with inset hand basin.



**BEDROOM NO. 2**

11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed box bay window.

**BATHROOM**

6' 9" x 6' 4" (2.06m x 1.93m)

Fully tiled around bath, white suite comprising panel bath with shower over, vanity unit with inset hand basin and low flush w/c.

**OUTSIDE**

Brick built tiled roof detached GARAGE 16'6" x 8'4". Electrically operated up and over door. Car parking space. Exterior lights.

**GARDENS**

The front garden is lawned. The rear garden enjoys a South Eastly aspect and is lawned with borders, a large block paved patio and a gravel seating area. The rear garden enjoys an attractive woodland backdrop.

**SERVICES**

All mains services are connected to the property.

**COUNCIL TAX**

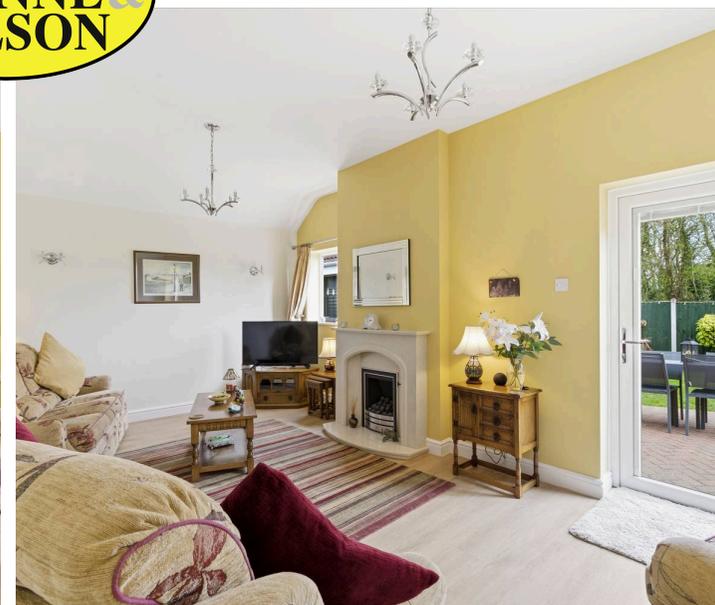
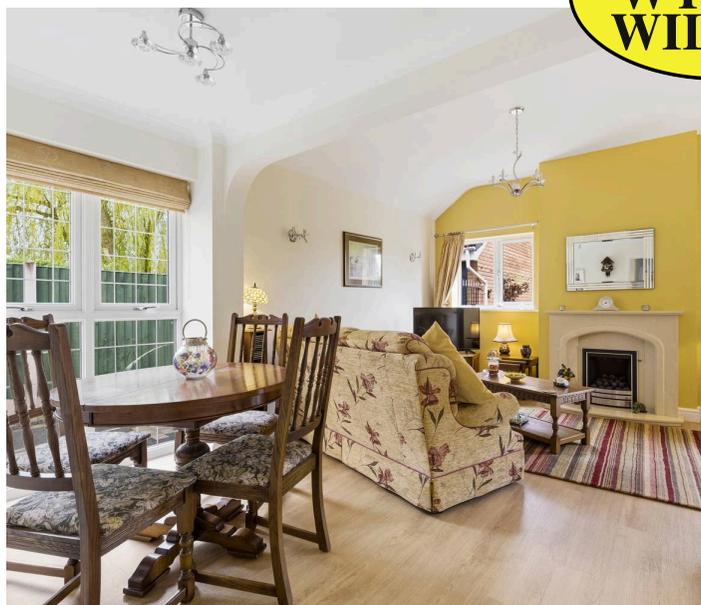
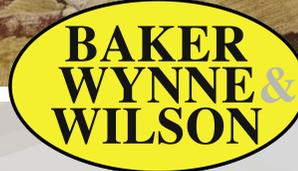
Band D.

**TENURE**

Freehold.

**VIEWINGS**

By appointment with Baker, Wynne & Wilson.





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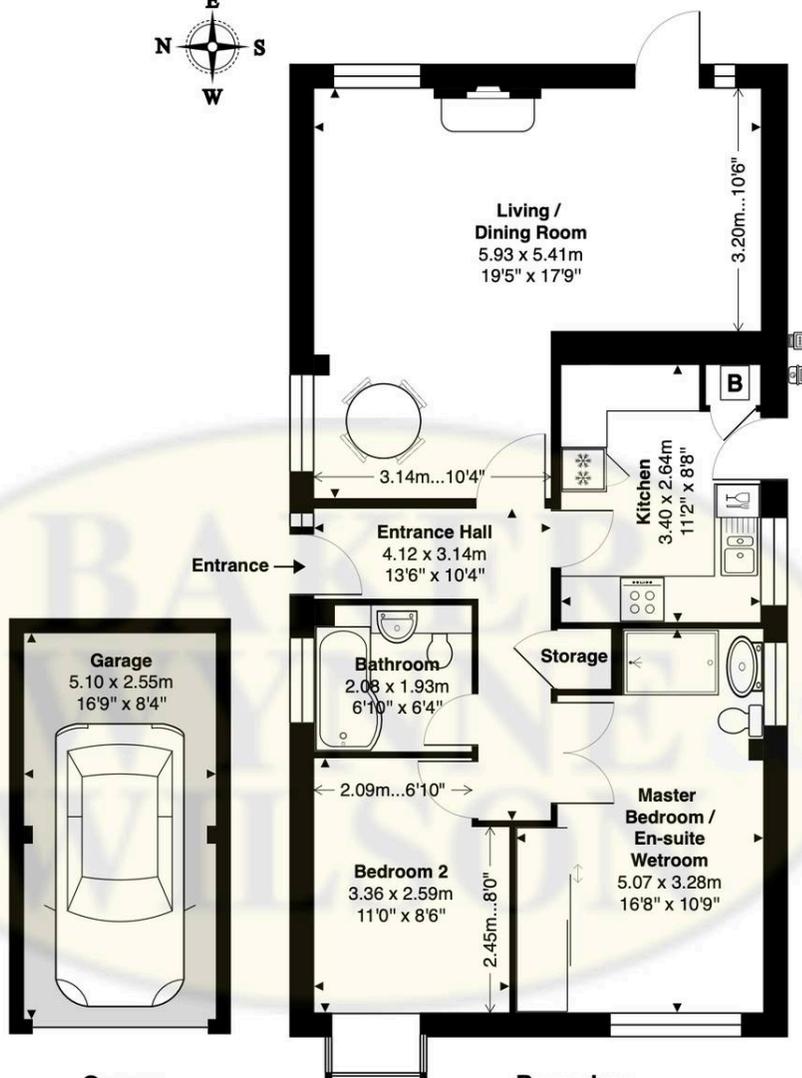
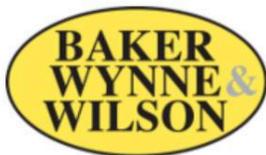
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**Garage**  
Floor Area: 13.0 m<sup>2</sup> ... 140 ft<sup>2</sup>

**Bungalow**  
Floor Area: 73.4 m<sup>2</sup> ... 791 ft<sup>2</sup>

**4 HANBURY CLOSE, WISTASTON, CREWE, CHESHIRE, CW2 6TF**

Approximate Gross Internal Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup> 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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## Baker Wynne & Wilson

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