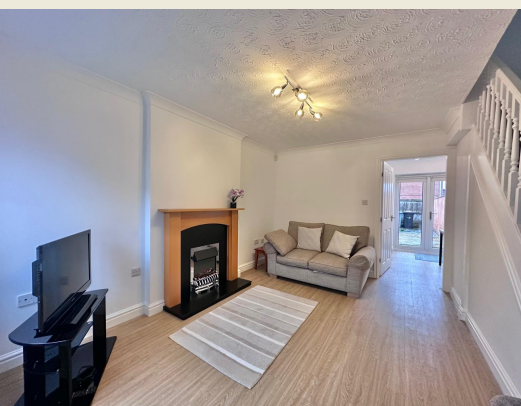




15 ST ANDREWS COURT | BEDFORD STREET | CHESHIRE | CW2 6LE | OIRO £165,000



An extremely well presented & improved two bedroom Semi Detached house of considerable appeal situated in a popular location close to great facilities.

Benefitting from generous off road parking (space for up to three vehicles).

The property is been freshly decorated & carpeted throughout and also features a newly fitted kitchen with new oven & hob. New electric fire to the Living Room.

(The newly fitted wardrobes are also included in the sale).

Enjoying an enclosed attractive paved courtyard style rear garden with newly fitted solid timber gate.

Double glazing & gas central heating.

Ideally suited to first time buyers though investors may also be interested, the property is perfect for anyone wishing to own a manageable home.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from Nantwich along Crewe Road into Crewe. Upon reaching Crewe (20 mph) turn right into Bedford Stret where the property will be observed on the right hand side.

LOCATION

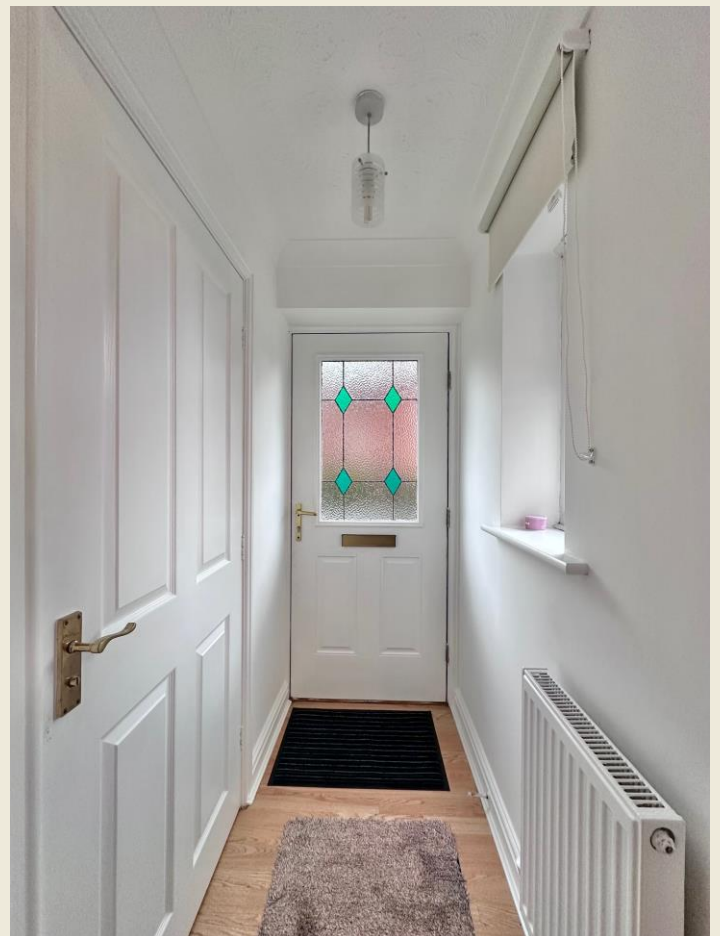
There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles..

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:-

With approximate dimensions, comprises;

ENTRANCE HALL





CLOAKROOM WC

LIVING ROOM





KITCHEN DINING ROOM





STAIRS RISING TO THE FIRST FLOOR

BATHROOM

FIRST FLOOR LANDING





BEDROOM ONE

BEDROOM TWO





EXTERIOR

The property features an excellent size driveway with small lawned garden frontage. The rear garden is extremely low maintenance and manageable with gated side access, paved courtyard and space for shed (the existing timber shed may be available to purchase).

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired 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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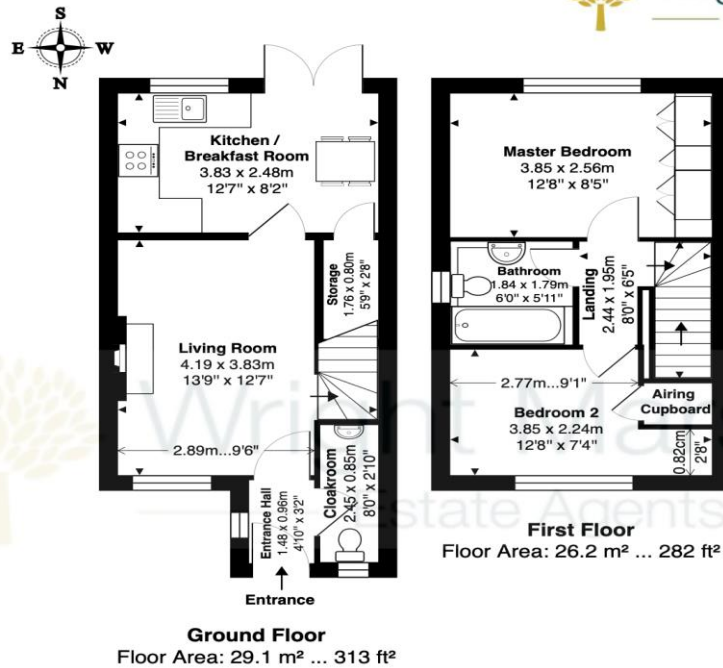
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ALL MEASUREMENTS

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.

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Approximate Gross Internal Area: 55.3 m² ... 596 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. Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.

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.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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