



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.

An excellent fully modernised three bedroom semi-detached house offering a great mix of comfort and convenience. With well appointed living space the property is ideal for a variety of buyers including families or those seeking extra space for guests or a home office. The warm & comfortable environment is superb with ample natural light flowing through the living areas. The property also features a well-maintained rear lawned garden and an ideal gravelled front driveway. Located near local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. The area is well-connected by public transport.

DESCRIPTION

Nestled in the established neighbourhood of Lime Tree Avenue, this delightful mature three bedroom semi-detached house has been superbly appointed to include a stylish spacious & naturally light Living Room, modern Dining Room & contemporary fitted Kitchen. Offering the perfect blend of comfort and convenience the well appointed interiors offer classic and generous accommodation.

As you enter the home, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed, providing a seamless flow between the living room and dining area, making it perfect for entertaining or enjoying quiet family evenings. The kitchen is functional and well-equipped, offering plenty of storage and workspace for culinary enthusiasts.

The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. Each room is filled with light, creating a serene environment. The property also features a well-maintained lawned rear garden, which is an excellent space for outdoor activities, gardening, or simply enjoying the fresh air.

Located in a friendly community the superb home is conveniently situated near local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. The area is well-connected by public transport, making commuting to nearby towns and cities straightforward.

In all the property is ideal for a variety of prospective purchasers.

DIRECTIONS

Proceed along Crewe Road into Nantwich Road & upon entering Crewe (20 mph), continue past the railway station to the large roundabout. Continue to the next roundabout and proceed ahead. At the 3rd roundabout take the 2nd exit into Sydney Road and continue ahead over the railway bridge. Proceed past the public house on the right and take the left turn into Wheatley Road. At the junction turn right into Lime Tree Avenue where the property will be observed marked by our for sale board.

LOCATION - CREWE

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.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

DINING ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERIOR

An excellent gravelled driveway providing ample off road parking to the front of the property. Side access to the spacious predominantly lawned rear garden with patio which affords a good degree of both space & privacy.

EPC RATING:

COUNCIL TAX BAND:

SERVICES

TENURE

VIEWING

SALES PARTICULARS & PLANS

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ALL MEASUREMENTS

MARKET APPRAISAL

FINANCIAL ADVICE