



33 Mere Road, Weston, Crewe, CW2

Guide Price **£300,000**



in association with



33 Mere Road

Weston, Crewe

AN INDIVIDUAL, 1960'S, DETACHED DORMER BUNGALOW FOR MODERNISATION, IN A WELL STOCKED SOUTH FACING GARDEN SETTING, NOT OVERLOOKED TO THE FRONT OR REAR AND HOLDING A TRANQUIL NO THROUGH ROAD POSITION IN WESTON VILLAGE

Council Tax band: D

Tenure: Freehold

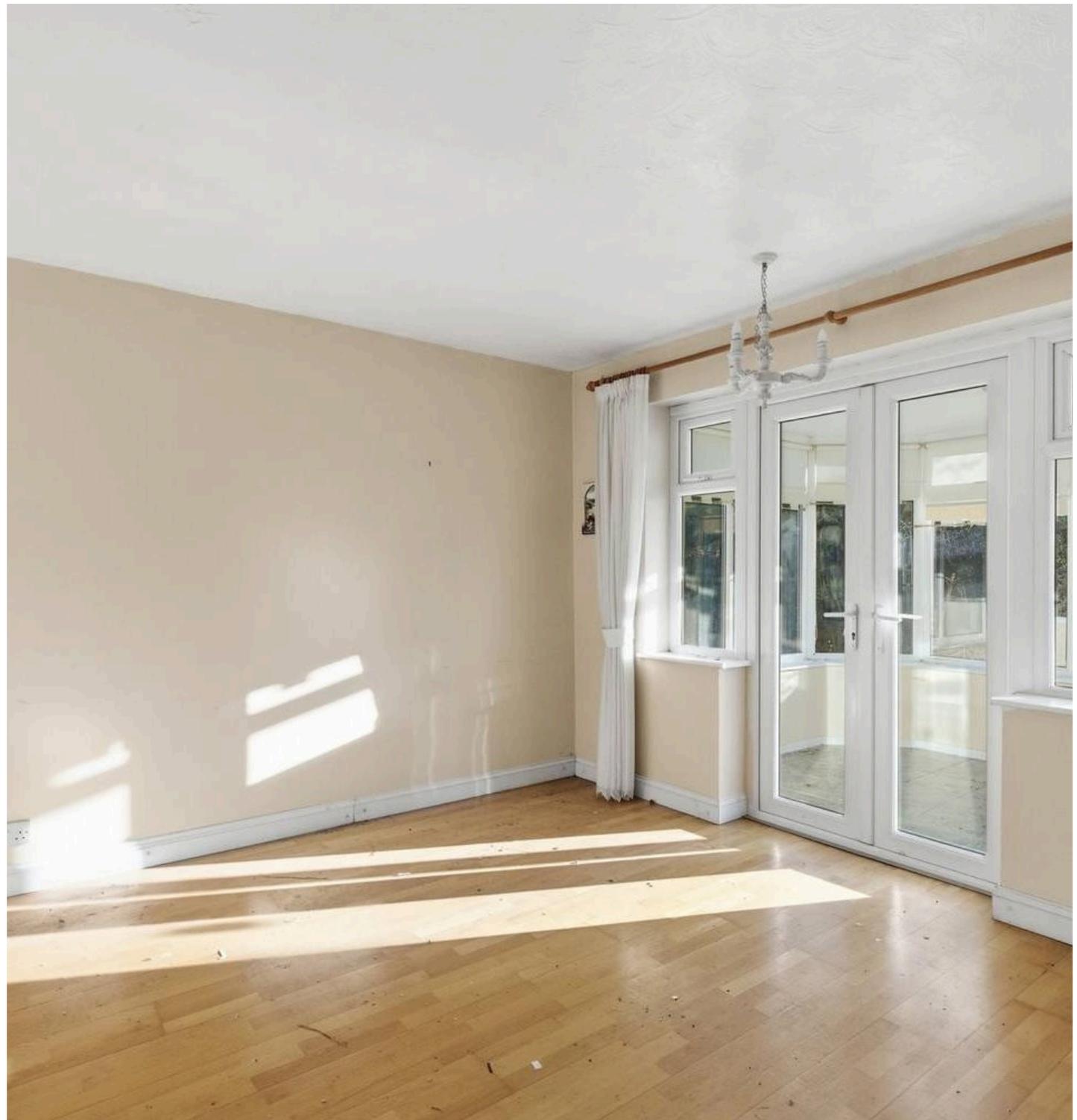
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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SUMMARY

Entrance Porch, Reception Hall, Living Room, Sitting Room, Garden Room, Kitchen, Lean-To Utility with W/C, Shower Room, Bedroom, Landing, Bedroom with Ensuite Wash Room, Bedroom, Gas Central Heating, uPVC Double Glazed Windows, Attached Garage, Greenhouse, Car Parking Space, Gardens.

DESCRIPTION

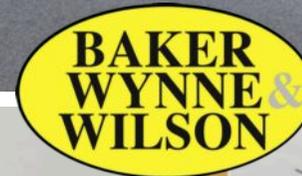
Sandways was built in the late 1960's of brick with rendered elevations under a tiled roof and is approached over a tarmacadam drive. The property extends to about 1,350 square feet plus the attached garage and offers tremendous potential and adaptability. The master bedroom is on the ground floor, close to the shower room and two bedrooms on the first floor. This thoughtful arrangement provides adaptability, allowing for bungalow style living should circumstances require it in the future. The property is offered for sale with no ongoing chain and comes to the market for the first time in nearly 50 years.

LOCATION & AMENITIES

Weston is a charming village with The White Lion Public House/Restaurant, local church and primary school. The name of the village means "Western Farm", it is directly West of Barthomley dating from the Saxon times. Two main land owners of Weston were the Crewes of Crewe Hall (later sold to the Duchy of Lancaster) and the Delves Broughton family of Doddington. Crewe station (London Euston 90 minutes, Manchester 40 minutes) is 2.5 miles and the historic market town of Nantwich is 6 miles. The M6 motorway (junction 16) is 4 miles. Newcastle Under Lyme 10 miles. Chester 25 miles. Manchester 35 miles and Birmingham 50 miles.

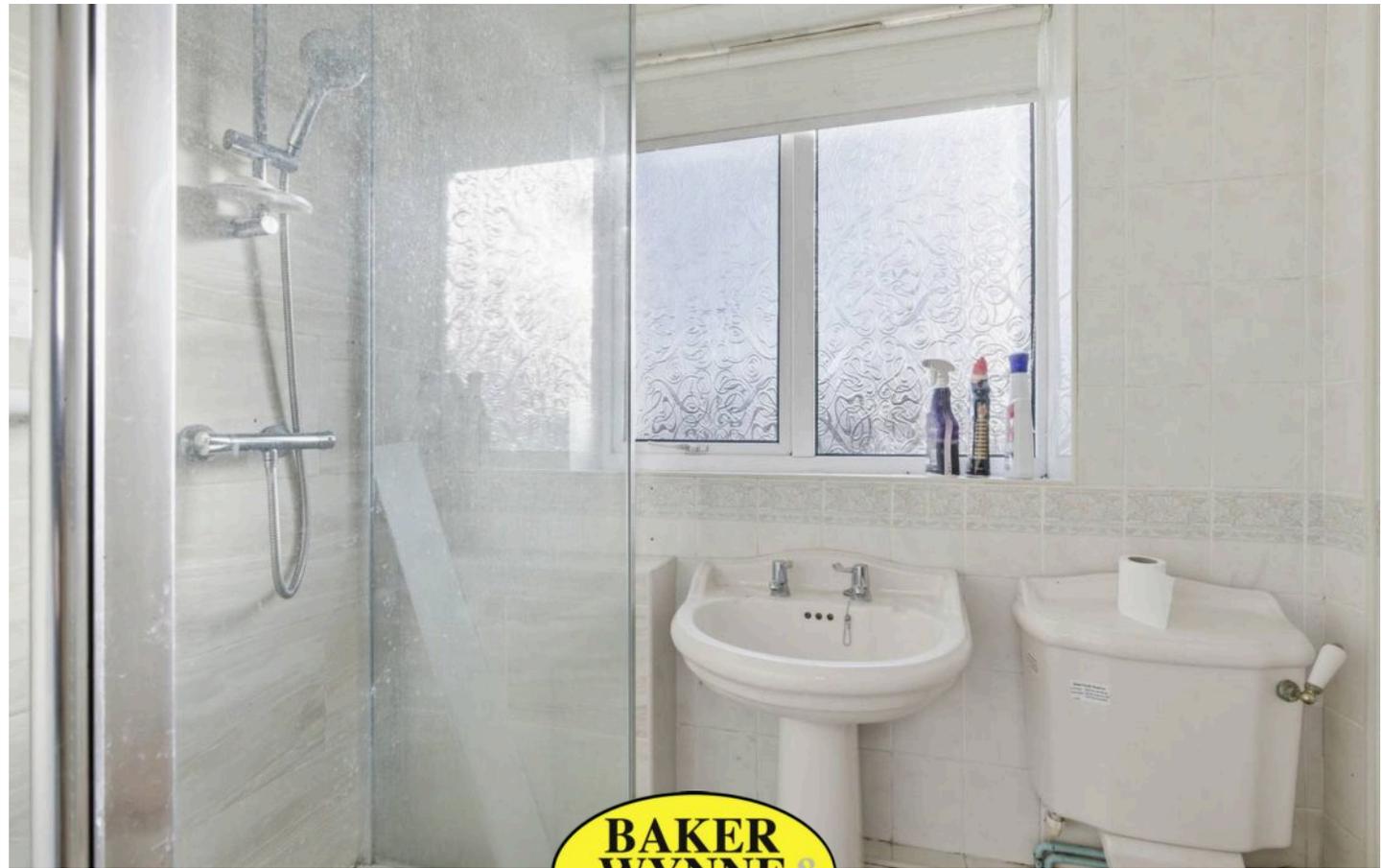
DIRECTIONS

CW2 5LW - on entering Weston village from Nantwich turn left, adjacent to The White Lion, onto Main Road, take the second left turning onto Mere Road and the property is located on the left hand side.



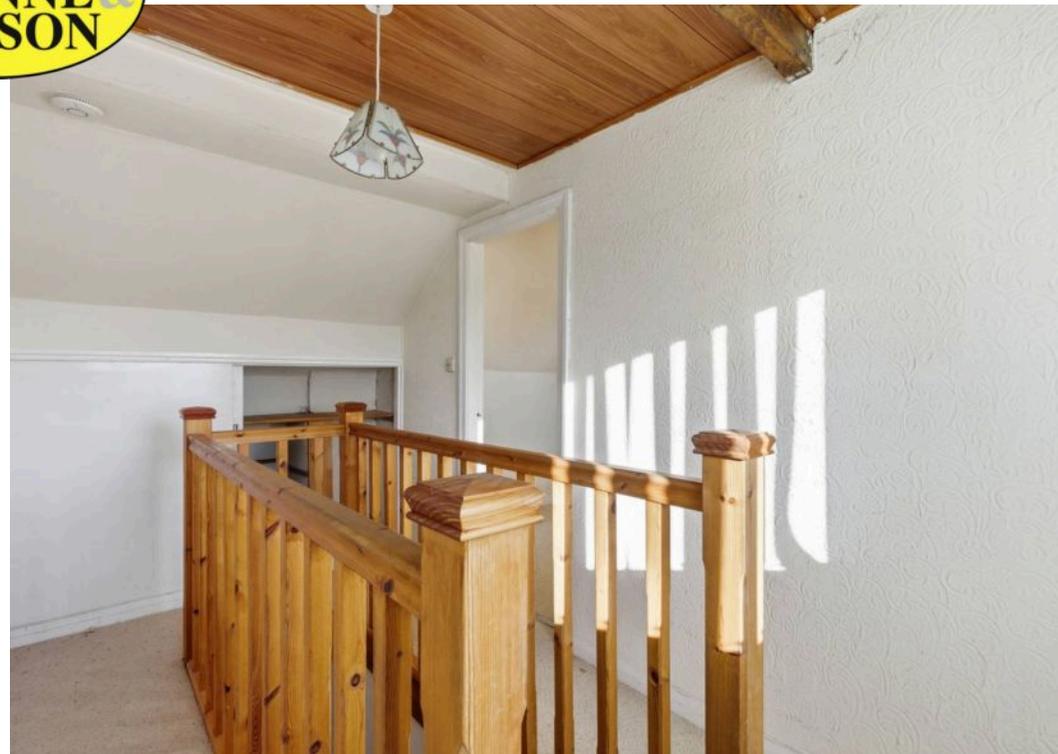
GARDEN

The well stocked gardens have matured over the years and provide a lovely setting. The front garden comprises shrubs, herbaceous borders and laurel hedge. The South facing rear garden comprises herbaceous borders, shrubs, specimen trees, flagged seating area and paths.





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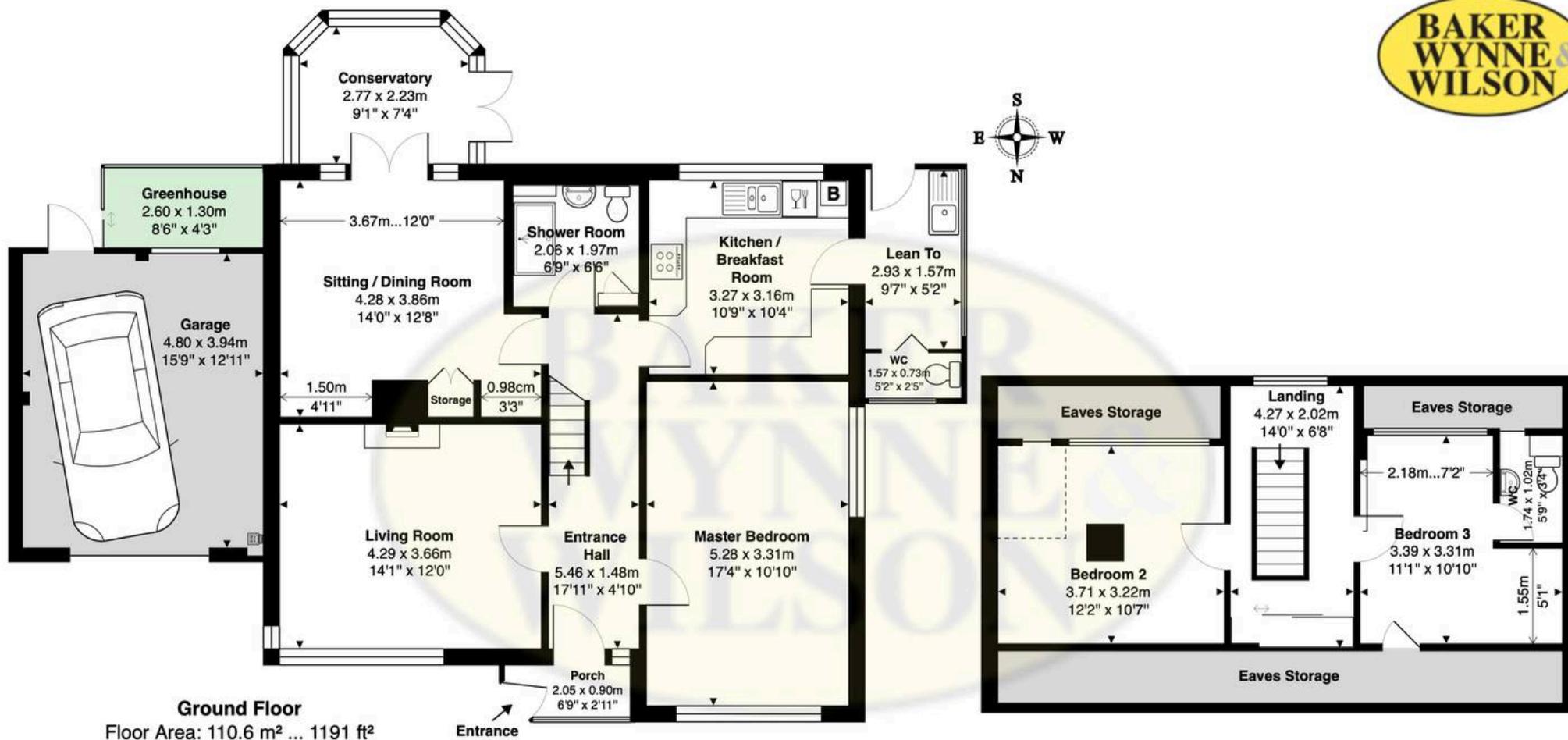
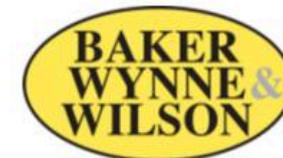




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33 MERE ROAD, WESTON, CREWE, CHESHIRE, CW2 5LW

Approximate Gross Internal Area: 143.2 m² ... 1541 ft² (Including Garage, excluding greenhouse, eaves storage)

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.

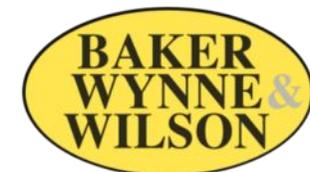
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



Baker Wynne & Wilson

Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

01270625214 • info@bakerwynneandwilson.com • bakerwynneandwilson.com/



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