



10 Kipling Way, Crewe, CW1 5JQ

Guide Price £140,000



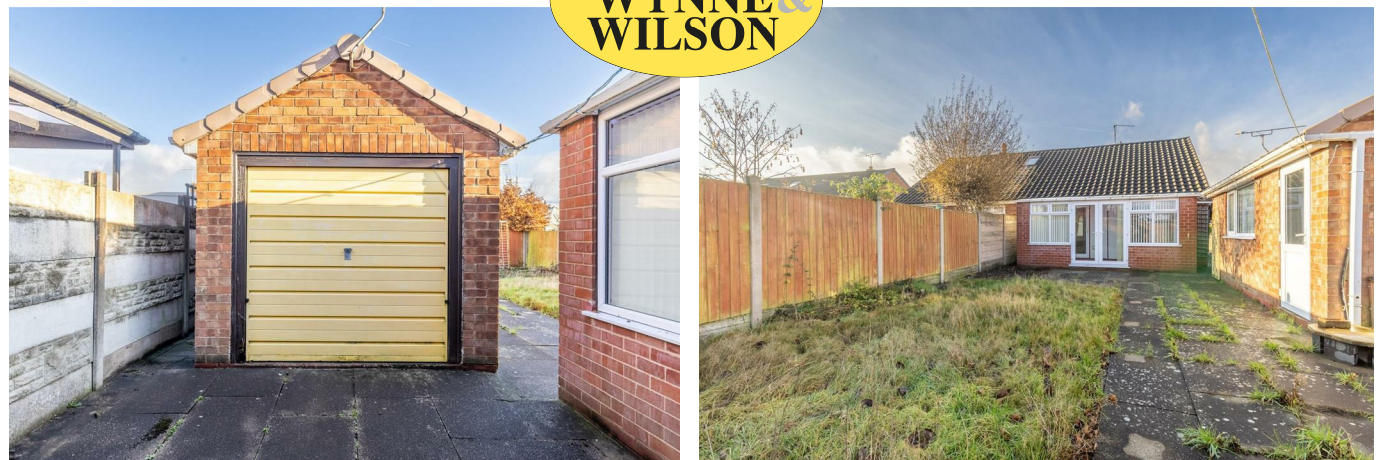
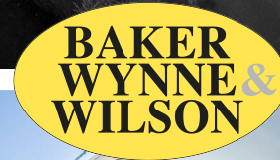
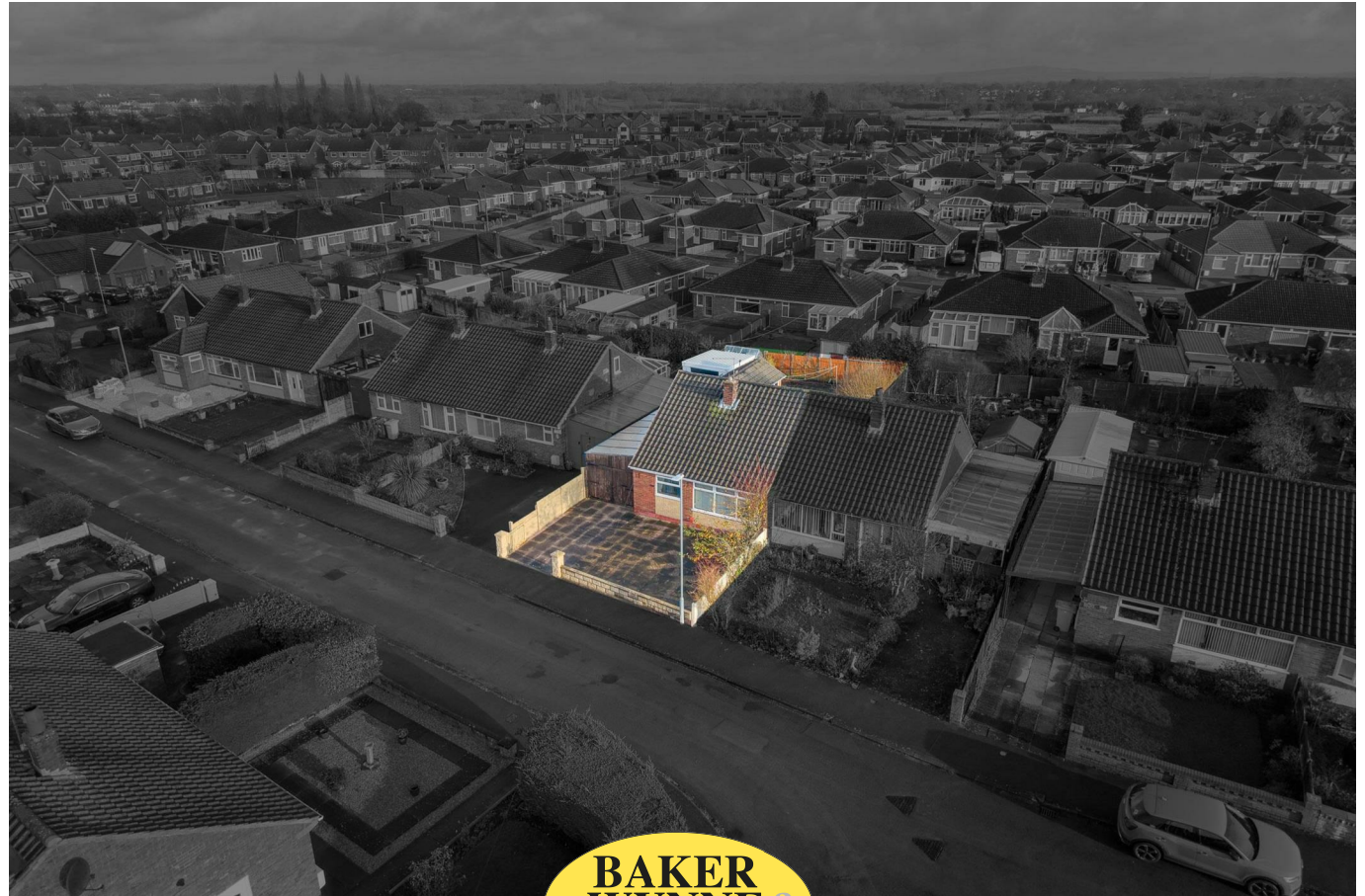
*In association with*





**GUIDE PRICE: £140,000 - £155,000**

A desirable semi-detached one-bedroom traditional true bungalow circa 1960, offering potential to improve and to expand into the loft space (subject to any necessary consents). Approx Gross Internal Area 80.9 m<sup>2</sup> ( 870 ft<sup>2</sup> )



[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

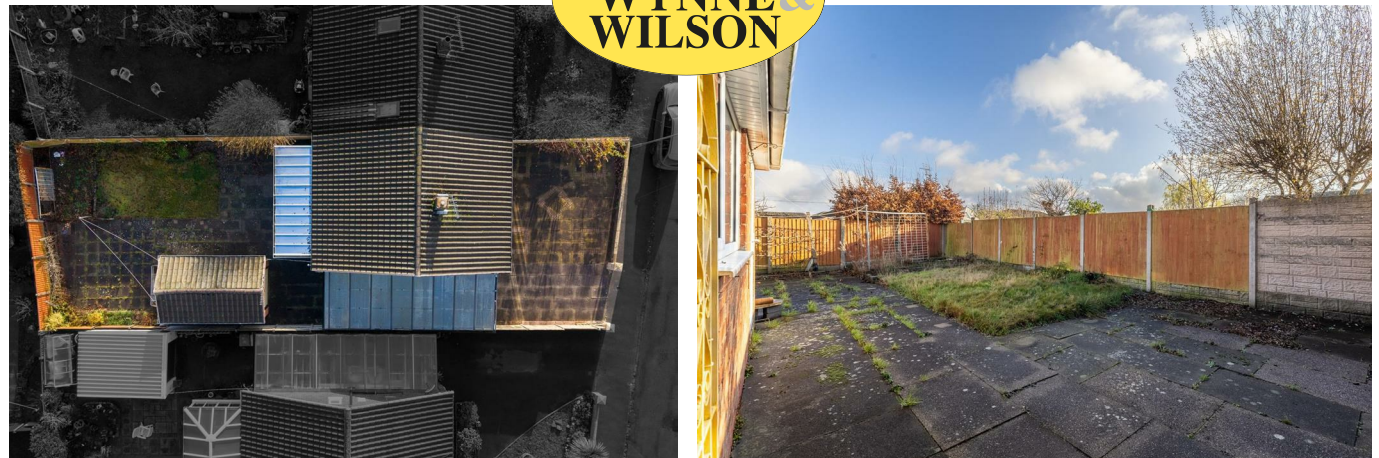


## BUYERS WAITING TO HEAR ABOUT YOUR HOME

If you like these details and we sound like your type of Agent, why not request a consultation with a local expert Mark Johnson. Mark is a Chartered Estate agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Mark is pleased to offer advice prior to the launching your home on to the market and will keep you up to date with developing market trends in the meantime. Interested - let's start the conversation with how much your property could be worth with the correct marketing advice. Having listened to your goals Mark's engagement with you will go far beyond simply selling your home..

## DIRECTIONS TO CW1 5JQ

what3words /// bowls.alien.loses





## GENERAL REMARKS

COMMENT BY MARK  
JOHNSON FRICS @ BAKER  
WYNNE AND WILSON

Situated in an established and particularly popular residential area the bungalow has easy access to Crewe town centre, Sandbach bypass, the M6, and the A500, making it ideal for commuters. The train and bus stations are nearby, and there are plenty of bus stops within close proximity.

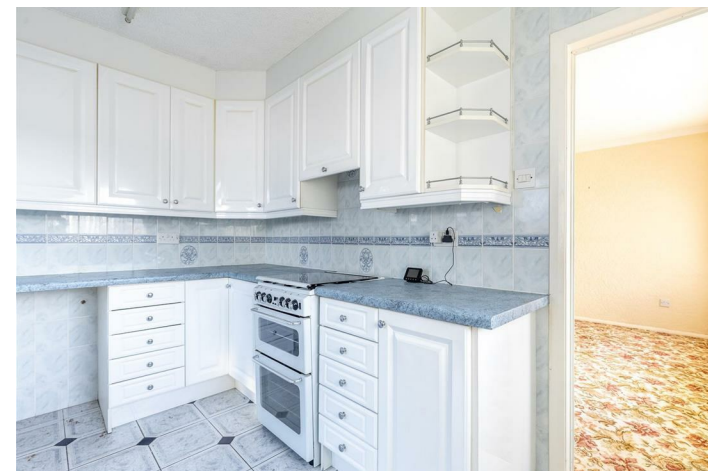
Crewe Town Centre offers local amenities, job opportunities, and sporting facilities. A little further to the South West is Nantwich, a beautiful and historic town with boutique shops, historical buildings, sporting facilities, bars, and restaurants.

The area offers a range of highly - regarded primary and secondary schools, including Sir

William Stanier Secondary School, and Monks Coppenhall, Hungerford, and Brierley Primary Schools. The property is also close to Springfield School in Crewe.

## LOCATION - CREWE

This Northwest railway town is close to Sandbach and Nantwich, while you can drive to Stoke and Northwich in around 20 minutes and to Chester in double that. The name Crewe is almost synonymous with the railway, an industry that brought work, prosperity to many in the local area. It is an industry still held dear by many in the town and remains a source of pride for its residents. With the M6 running nearby and allowing you to get to Manchester in 45 minutes, local attractions include Lyceum theatre, The Alexandra Football Stadium, Queens Park, Crewe Heritage





Centre, and Lakemore Farm Park. It takes approx. 1h 35m to travel from Crewe to London by train, over around 146 miles (236 km). The time of the journey by train from Crewe to Manchester Piccadilly is on average 50 minutes, but the fastest trains take around 33 minutes. Trains to Manchester Piccadilly from Crewe run up to 3 times per hour

#### THE TOUR - ACCOMMODATION

With approximate measurements comprises:  
GROUND FLOOR

##### KITCHEN

11'3" x 8'4"

Modern fitted units to four elevations, providing base and wall units, stainless steel sink unit, space for gas cooker, uPVC double window and door, radiator.

##### LIVING ROOM

11'11" x 18'5" maximum

Adam style fireplace with composite back and hearth (Baxi Bermuda gas fire with back boiler), radiator, uPVC double glazed window

##### DINING ROOM

11'3" x 9'11"

Sliding uPVC double doors to:

##### CONSERVATORY

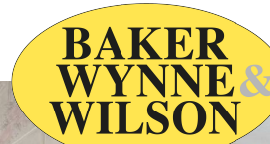
17'6" x 6'9"

uPVC double glazed doors and windows.

##### BEDROOM NO. 1

9'11" x 8'11"

Range of fitted wardrobes, radiator, sliding uPVC double glazed doors to conservatory





### **SHOWER ROOM**

6'7" x 5'6"

Cubicle with electric shower, vanity wash hand basin with enclosed cistern WC, radiator

### **INNER HALL**

6'6" x 3'4"

Airing cupboard with hot water cylinder

### **EXTERIOR**

Paved frontage driveway extending to side with useful timber covered car port, detached brick and tile single garage (15'11" x 8'10"), power and light, rear patio and lawned garden, paved hardstanding

### **SERVICES**

Mains water, gas, electricity, and drainage. N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

### **TENURE**

Freehold with vacant possession upon completion.

### **COUNCIL TAX**

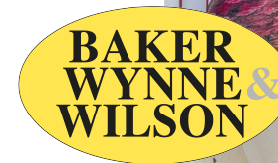
Band B.

### **CONSTRUCTION**

Brick elevations beneath a tile covered main roof.

### **VIEWING**

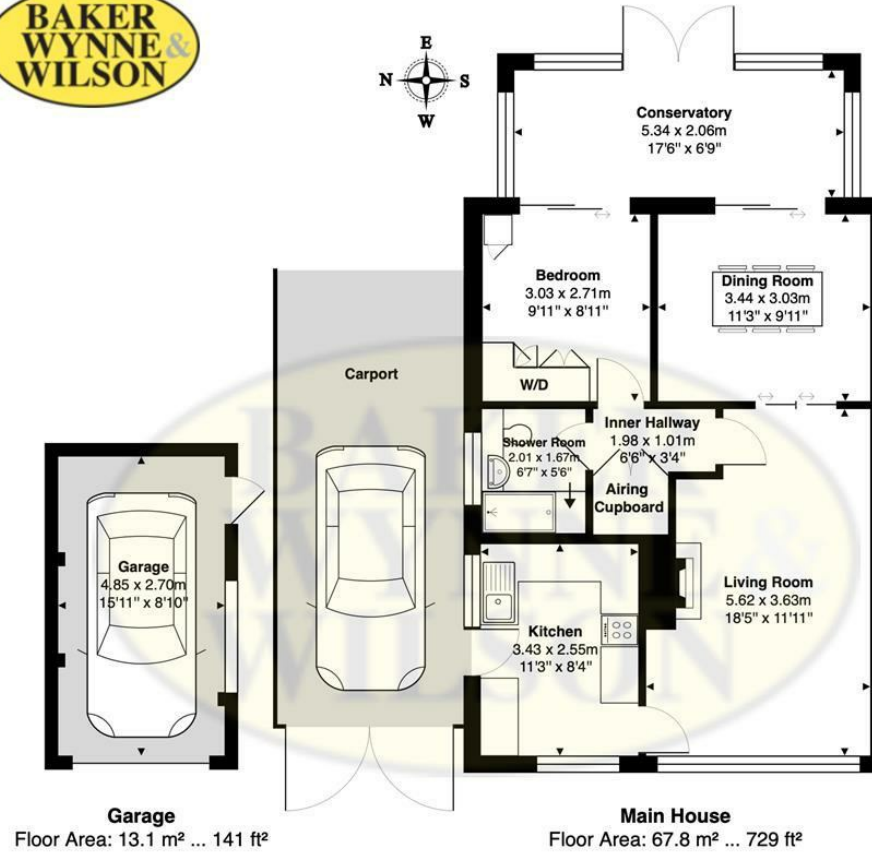
By appointment with Baker Wynne and Wilson Tel: 01270 625214











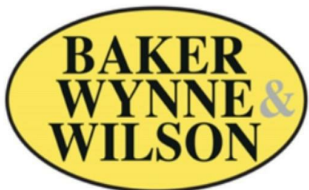
### 10 KIPLING WAY, CREWE, CHESHIRE, CW1 5JQ

Approximate Gross Internal Area: 80.9 m<sup>2</sup> ... 870 ft<sup>2</sup> (Including Garage, excluding carport)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)



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