



70 CREWE ROAD | NANTWICH | CHESHIRE | CW5 6JD | OIRO £515,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

70 Crewe Road, Nantwich, Cheshire, CW5 6JD

“A beautifully presented elegant town house, boasting outstanding character features, beautiful rear garden & extensive parking”

A substantial three storey Edwardian Six Bedroom, semi detached town house, extending to approx. 2300 sq. ft. GIA, offering both versatile and characterful family sized accommodation in the heart of Nantwich. No. 70 stands imposingly on a mature elevated garden plot well set back from the tree lined road, within walking distance of the town centre's amenities and facilities. Briefly comprising; Enclosed Storm Porch, Hall with Minton Tile floor, Living Room, Dining Room, Morning Room. Kitchen/Breakfast Room, Rear Hall, Utility, WC. First Floor Landing, WC, Bathroom, Bedroom One with Ensuite, Bedroom Two, Bedroom Three with Ensuite. Second Floor Landing, Bedroom Four, Bedroom Five, Bedroom 6. Externally accessed Garden Store Room. Driveway providing extensive off road parking and gated side access. Detached Studio/Workshop (30'0" x 15'0"). Gas Central Heating. UPVC Double Glazed Windows and Doors.

Gardens and grounds estimated 0.236 acres (0.096 ha)





ENTRANCE HALL

DIRECTIONS

(See also attached plan edged red)

Proceed out of Nantwich along Crewe Road and No. 70 will be observed on the right hand side, just a short distance past Whitewell Close on the left.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

GENERAL REMARKS

No. 70 Crewe Road offers elegant town house living in a sought after location over three characterful floors and provides a life style of complete convenience in the heart of the historic market town of Nantwich. The beautiful gardens 0.236 acre also provide an oasis away from the normality of the vibrance of town living. The studio/workshop adds another valuable dimension in terms of work from home, potential offices, etc (subject to any necessary consents).

ENCLOSED STORM PORCH

UPVC double glazed entrance door and full height side panel, tiled floor, double power point, UPVC double glazed internal door to Entrance Hall.

ENTRANCE HALL

Impressive Minton Tile floor, radiator, dado rail, deep cornice and ceiling roses, turned staircase to first floor, understairs cloaks store.





LIVING ROOM

LIVING ROOM

13' 11" x 11' 8" (4.24m x 3.56m) UPVC double glazed inserts to Bay window, polished wood Adam style surround to an attractive tile inlaid cast grate with a living flame coal effect gas fire, raised granite hearth, TV point, ceiling coving, 4 wall light points, dado rail, radiator.

DINING ROOM

16' 11" x 11' 8" (5.16m x 3.56m) Minister style fire surround and hearth with an open fire grate, ceiling coving, UPVC double glazed exterior doors, radiator, dimer light switch.





MORNING ROOM 12' 10" x 9' 1" (3.91m x 2.77m) Terracotta tile floor, fitted corner work station and corner cupboard storage, radiator, fireplace recess and chimney breast, panel glazed door to Kitchen/Breakfast Room.





KITCHEN/BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM

19' 9" x 9' 1" (6.02m x 2.77m) Modern fitted units to three elevations with extensive solid granite work surfaces having twin white glazed undermounted sinks with mixer over, base storage and drawer units, wall mounted storage cupboards, corner units, shelving and display cabinets with lighting and under cupboard lights. Fitted appliances include: two built in Neff microwave ovens, Neff integrated dishwasher, under cupboard multi flat LCD TV and DVD. Range Master Classic 110 5 burner gas hob/hot plate Range Cooker with electric two full ovens, grill and pan drawer and Range Master canopy hood over. Ceramic tile floor with electric underfloor heating, space for free standing appliance and breakfast table, radiator, 2 UPVC double glazed windows and double opening patio doors, part tiled walls, ceiling spotlights.





KITCHEN/BREAKFAST ROOM

CONNECTING UPVC DOUBLE GLAZED HALL/REAR VESTIBULE
 Ceramic tile floor, exterior door and opening window lights, space for domestic appliances, electric panel heater, internal door to Utility Room.

UTILITY ROOM
 Worktop with stainless steel circular sink, base and wall cupboards, plumbing for washing machine and space for dryer, laminated tile effect floor, electric panel heater, UPVC double glazed window.

DOWNSTAIRS WC
 Close coupled WC, ceramic tile floor, electric panel heater, uPVC double glazed window.

FIRST FLOOR LANDING
 Staircase with pine balustrade and newel posts, ceiling coving.



SEPARATE WC
 Close coupled WC, laminate floor, radiator, UPVC double glazed window.



BEDROOM ONE

BEDROOM ONE (REAR LEFT) ('L' SHAPED)

16' 11" x 11' 8 max" (5.16m x 3.56m) Radiator, UPVC double glazed window with views over the rear garden, ceiling coving.

ENSUITE SHOWER ROOM

Screen door enclosed corner cubicle with Mira electric power shower, pedestal wash hand basin, radiator, fully tiled walls, vinyl floor covering, extractor fan, UPVC double glazed window.

FAMILY BATHROOM

UPVC double glazed dormer window, panel bath with electric power shower over and side screen, pedestal wash hand basin, ceramic tile floor, radiator towel rail, tiled walls.

BEDROOM TWO (FRONT)

13' 11" x 11' 8" (4.24m x 3.56m) UPVC double glazed insert to Bay window, 3 radiators, ceiling coving and rose.





BEDROOM TWO (FRONT)



cubicle with Mira electric shower, tiled walls, extractor fan.



FAMILY BATHROOM

SECOND FLOOR LANDING

Staircase with pine balustrade and newel posts, undereaves storage cupboard.

BEDROOM FOUR (FRONT)

13' 11" x 11' 8" (4.24m x 3.56m) Vaulted ceiling, UPVC double glazed window with roof top views, access to loft, radiator.

BEDROOM FIVE (REAR LEFT)

16' 11 max" x 11' 8 max" (5.16m x 3.56m) Large UPVC dormer window, radiator.

BEDROOM SIX (REAR RIGHT)

12' 10" x 9' 1 max" (3.91m x 2.77m) Large UPVC dormer window, built in desk/work station and cupboards, radiator.





BEDROOM FOUR (FRONT)





BEDROOM FIVE (ABOVE)

BEDROOM SIX (BELOW)





EXTERIOR

(See plan edged red) 0.236 acres (0.096 ha).

An extensive stoned driveway provides extensive front parking and turning facilities as well as gated side access to the rear. External power point. Steps to raised and paved frontage area. Mature hedges and well stocked borders. Extensive paved side and rear patio areas. External power point. Garden Store Room (integral to the property). Side concrete yard. Note: Garden irrigation system. Rear landscaped lawn section in a mature setting with an abundance of shrubs and mature trees. Rockery borders. Paved seating area. Detached studio/workshop 30' x 15'. Power and light and fitted cupboard. External power point. Rear Orchard area with Red Windsor and Bramley Apple trees.

EPC RATING: D

COUNCIL TAX BAND: F

SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions).

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. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALES PARTICULARS & PLAN/S

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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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.



REAR GARDEN





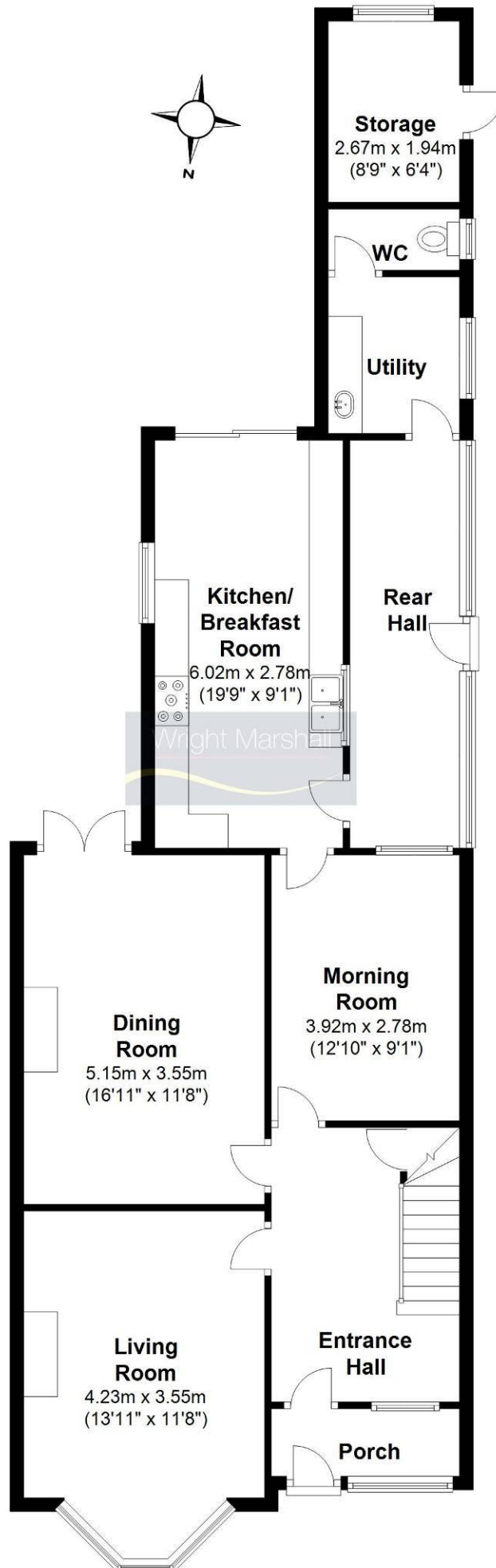
VIEW FROM BEDROOM FOUR (ABOVE)

STUDIO/WORKSHOP (BELOW)



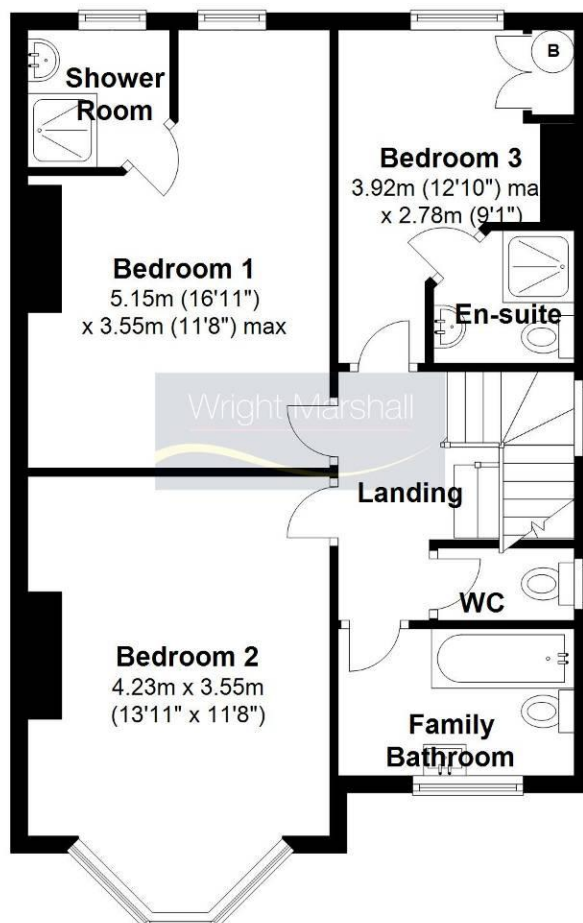
Ground Floor

Approx. 99.8 sq. metres (1074.5 sq. feet)



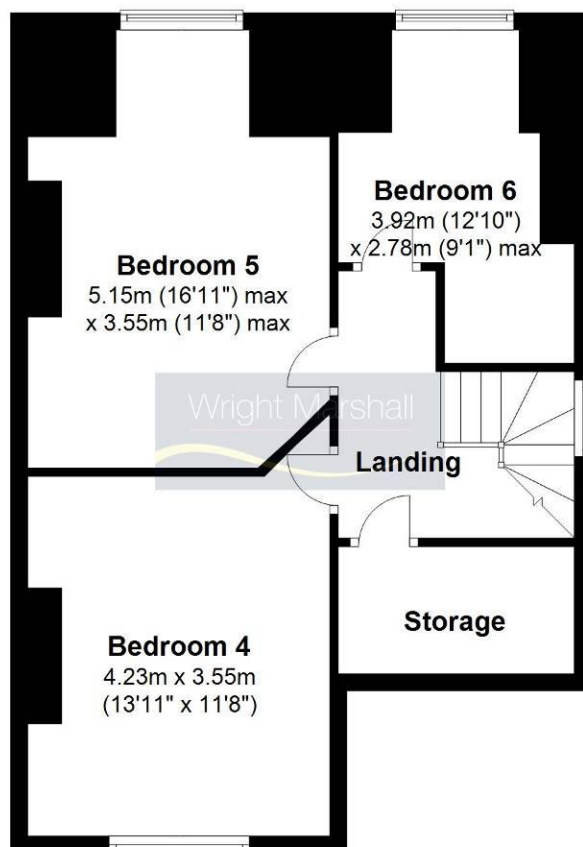
First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)

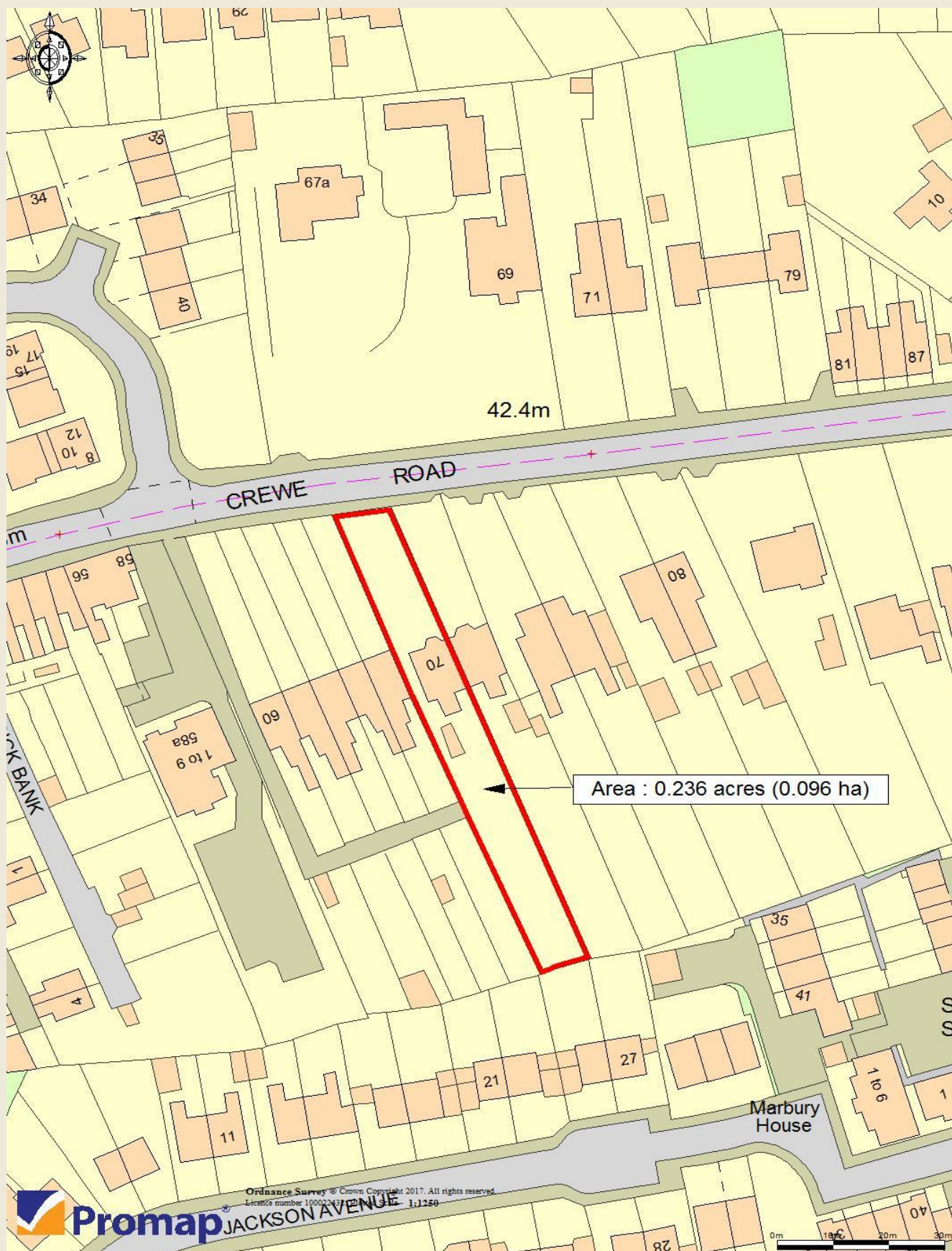


Second Floor

Approx. 55.5 sq. metres (597.2 sq. feet)







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