



**5 Kempton Avenue,  
Crewe, CW1 3TB**



Situated in a sought-after residential area, extremely popular with those looking for properties suitable for retirement, this spacious three bedroom semi detached true bungalow with a double garage benefits from a large garden.  
**BY INFORMAL TENDER - (Subject to Conditions and Prior Sale)**  
**Closing date Thursday 11th April at 12.00 noon.**

**MISREPRESENTATION ACT 1967.**

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 1.The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2.All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright Marshall has any authority to make any representation whatever in relation to this property.

**Offers Over £90,000**

**137 Nantwich Road, Crewe, Cheshire, CW2 6DF Tel: 01270 255396 Fax: 01270 586190**  
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**AGENTS NOTES** Wright Marshall have received this much valued instruction and believe it will prove of particular interest to property renovators, investor builders looking for property suited client with retirement in mind.

Occupying a convenient location in an extremely popular residential area with amenities close, by this spacious three bedroom semi-detached bungalow is set in a large garden and could be extended into the roof space. Requires a programme of modernisation and redecoration.

Wright Marshall are offering this property for sale by informal tender with no onward purchase chain involved and immediate vacant possession available.

**INFORMAL TENDER PROCEDURE** The vendor reserves the right to set a closing date for 'Best and Final Offers' after a reasonable period of advertising and marketing. All interested parties will be invited to submit their offers to purchase in writing by 12.00 noon on Thursday 11th April 2019. Tender Forms and further information can be obtained from the vendors agents Wright Marshall  
137, Nantwich Road Crewe CW2 6DF Tel: 01270 255396

**CREWE** Crewe is a large town located in south east Cheshire ,known for it railway engineering. The town is home to Bombardier and the world famous Bentley Motors car factory. Additional employment opportunities are available on its many business parks where large national and international companies are represented.

Crewe enjoys excellent transport links and is located close to the motorway network, junctions 16 and 17 of the M6 are just a few minutes drive away. Crewe's mainline railway station is a major interchange on the West Coast main line and for air travellers has a direct service into Manchester International Airport.

Looking forward Crewe is the proposed HS2 hub and if this important national development goes ahead rail travellers will be able to travel from Crewe to London in less than an hour.

**ENTRANCE PORCH** With a uPVC double glazed front door , a red tiled floor and an obscure glazed panelled inner door leading through to the hallway.

**ENTRANCE HALL** 17' 5" x 3' 11" (5.309m x 1.209m) The spacious hallway widens to 2.41 metres and has two central heating radiators and access into the roof space.

**LOUNGE/DINER** 16' 3" x 12' 0" (4.956m x 3.66m) With a tiled fireplace and hearth, a central heating radiator and a window to the rear garden.

**KITCHEN** 10' 6" x 8' 11" (3.225m x 2.735m) With a stainless steel sink, a recently (2018) refitted Ideal Esprit eco gas boiler providing central heating and domestic hot water, a rear aspect window and a door leading into a conservatory.

**CONSERVATORY** 22' 1" x 5' 11" (6.747m x 1.818m) A lean-to style single glazed conservatory runs across the width of the bungalow, with a cold water tap.

**BEDROOM ONE** 15' 9" x 8' 9" (4.823m x 2.677m) With a central heating radiator and a front aspect window.

**BEDROOM TWO** 9' 1" x 7' 6" (2.787m x 2.301m) With a central heating radiator and a side aspect window.

**BEDROOM THREE** 9' 1" x 7' 6" (2.787m x 2.31m) With a central heating radiator and a front aspect window.

**BATHROOM** 6' 6" x 5' 2" (2.00m x 1.576m) Having a white suite comprising a panel bath with a Triton T70 electronic shower over , pedestal hand basin and toilet, a chrome heated towel rail and an obscure glazed window..

**DOUBLE GARAGE** Constructed of sectional concrete and having a personal side door,an up and over front door approached over a long concrete flagged driveway affording the bungalow useful additional off road car parking.

**EXTERNALLY** The bungalow is fronted by a small easily maintained garden and has a long driveway running alongside the side of the property providing access to the garage and to the back garden. The rear garden is not directly overlooked and of a generous size and could be made a particular feature of the bungalow.



**TENURE** We are advised the property is Freehold.

**VIEWING** Viewings by appointment through the selling agents Crewe office Tel; 01270 255396