



27 Edgewood Drive, Crewe, Cheshire, CW2 6SB

Guide Price £389,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE GEORGIAN STYLE FAMILY HOME IN A POPULAR MATURE RESIDENTIAL DEVELOPMENT. GAS FIRED HEATING, UPVC DOUBLE GLAZING, SOLAR PANELS.

DESCRIPTION

The property being of traditional brick construction under a tiled roof originally built by Henry Boot in the early 1980's to exact specification. Over the years the home has been maintained to a most credible standard and present vendors having undertaken a tasteful programme of redecoration, uPVC double glazing, soffits and fascia boards, automated roller door to the garage and also solar panels to the front elevation with a substantial feed in tariff. The well balanced accommodation is ideal for either a retired couple or an average sized family and there is a secluded rear garden which enjoys morning and afternoon sun.

LOCATION & AMENITIES

This part of Wistaston has always proved to be a particularly popular and established residential locality. The property is approximately 0.7 of a mile from the local Spar, Post Office, situated in Rope Lane along with Rope Green Medical Centre. The historic market town of Nantwich is two and a half miles and the larger business centre of Crewe with its fast Intercity Railway Network (London Euston 90 minutes, Manchester 40 minutes) is two miles, both Liverpool and Manchester 40 miles and there is an easy reach to the M6 Motorway (junction 16) 10 miles.



DIRECTIONS

From Nantwich proceed along Crewe Road past The Peacock Hotel, at the roundabout continue straight on, proceed through the village of Willaston, past the turning for Church Lane and Princess Drive on the left, at Wells Green traffic lights continue straight on and take the first turning on the right into Berkeley Crescent, past Towers Close and take the next turning left which is Edgewood Drive and the property is situated on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Radiator, laminated floor, ceiling cornices, telephone point, double glazed front door.

CLOAKROOM

W/C and Basin, Radiator.

LOUNGE

15'11" x 11'4"

Stone finish style fireplace with pebbled gas fire, radiator, tv point, laminate floor, large double glazed Georgian window to front, opening to the dining area.

DINING ROOM

12' x 11'3"

Radiator, double glazed patio doors leading a brick built conservatory.

CONSERVATORY

11'10" x 9'9"

Ceramic tiled floor, radiator, tv point, ceiling fan and double glazed french doors leading the garden.



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OFFICE

Laminate floor, radiator, telephone point.

KITCHEN

13'3" x 10'4"

Fully fitted and laminated style units, one and a half bowl sink unit, Bosch five burner hob unit, Bosch electric oven, matching wall cupboards, display cabinets, part tiled walls, double glazed window overlooking the garden, breakfast bar area, walk-in pantry cupboard.

UTILITY ROOM

13'5" x 5'

Wall mounted Worcester Boiler and domestic hot water, sink unit, plumbing for washing machine, double glazed window, personal door to rear.

BEDROOM ONE

12'10" x 12'5"

Two double glazed windows, range of fitted wardrobes, TV point, telephone point, radiator.

EN-SUITE

Shower cubicle power unit, vanity wash basin, low level W/C, fully decorative tiled walls.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR

BEDROOM TWO

12'7" x 11'9"

Two double glazed windows, laminated floor, range of full fitted wardrobes, front aspect.

BEDROOM THREE

10'11" x 9'9"

Radiator, double glazed window, range of full-fitted wardrobes.

BEDROOM FOUR

9'6" x 8'1"

Radiator, double glazed window/

BATHROOM

Corner bath with power unit over, pedestal wash basin, low level W/C, decorative tiled walls, heated towel rail, double glazed window.

OUTSIDE

Ample parking space to the front leading to an attached brick built garage (approx 18'5 x 15'6"), automated doors, ample power and storage area, power and light.

Side pedestrian access leads to private rear garden with various paved patio areas, pergola, greenhouse, lawned area, borders, wall tap point.

SERVICES

All main services

N.B. Tests have not been made of electrical, water, gas, 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.

COUNCIL TAX

Band E.

TENURE

Freehold

VIEWINGS

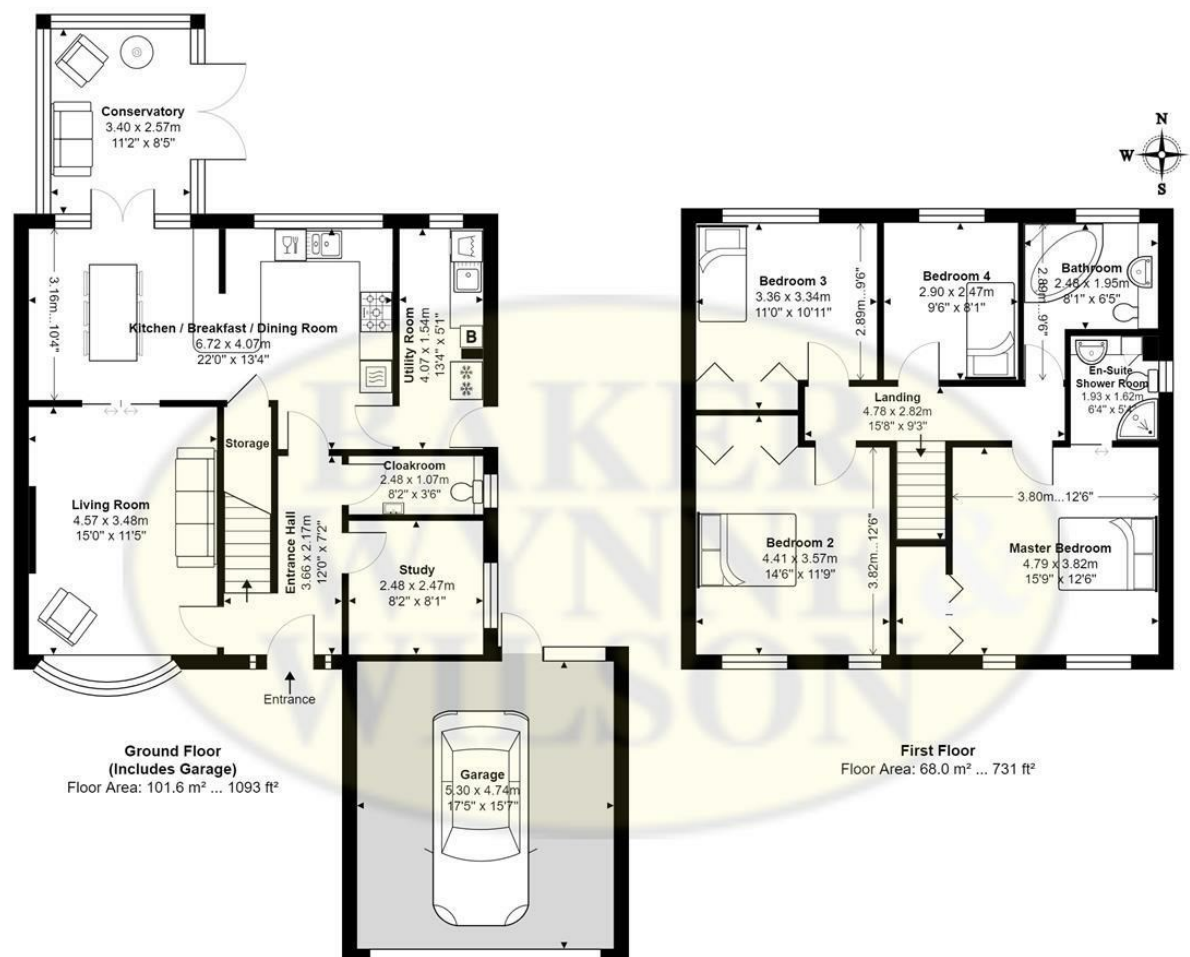
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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27 EDGEWOOD DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 6SB

Approximate Gross Internal Area: 169.5 m² ... 1825 ft² (Includes Garage)

While 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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