



44 Manor Avenue, Crewe, Cheshire, CW2 8BD  
O.I.R.O £220,000

**BAKER  
WYNNE &  
WILSON**

## DESCRIPTION

The cottage being of brick construction with rendered elevations all under a tiled roof. Having undergone a programme of modernisation a number of years ago, the present vendors have undertaken some further improvements with a new kitchen and bathroom and redecoration. A further important factor is a driveway for four vehicles leading to a garage/workshop, also a manageable lawned garden and patio area, which enjoys the afternoon sun. Altogether the whole occupies a delightful, tranquil location with immediate access to several public footpaths/walks.

## DIRECTIONS

From Nantwich proceed along Crewe Road, past The Peacock Hotel, straight on at the roundabout, through Wills Green traffic lights, then take the second turning on the left hand side after the BP garage which is Manor Avenue and the property is situated at the top end of the Avenue on the right hand side.



**BAKER  
WYNNE &  
WILSON**



## LOCATION AND AMENITIES

The property occupies a mature setting on the Crewe/Wistaston borders, one mile west of Crewe Railway Station, where there is excellent railway Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes). The historic market town of Nantwich is some three miles distance with an array of renowned retailers and local boutique shops. Manchester Airport is 45 minutes drive and with the M6 motorway (junction 16) only 7 miles.

Day to day facilities are available within Crewe Road, Westin 10 minutes walk to the Tesco Express adjacent to the BP garage.

## ACCOMMODATION

With approximate measurements comprises:

### LIVING ROOM

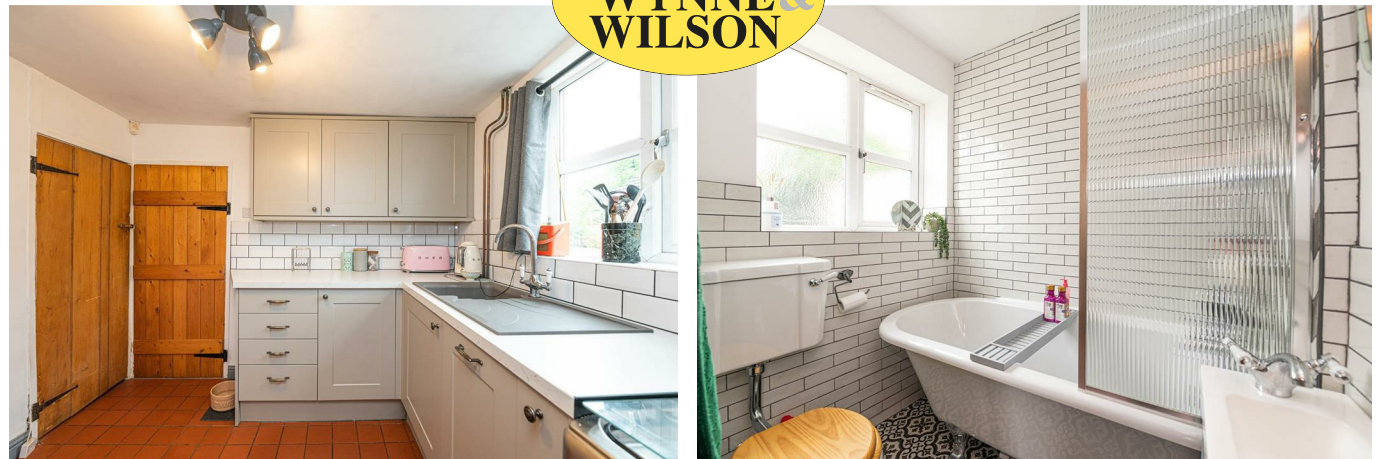
Wood burning stove with timber mantle, two wall light points, radiator, double glazed window to front, exposed beams, TV point.

### KITCHEN

Shaker style units with sink unit, cupboards and drawers, wall cupboards, gas cooker point, quarry tiled floor, pine doors, double glazed window, downstairs store/pantry.

### REAR HALL/UTILITY

Plumbing for a washing machine, tiled work surface, personal door to rear, access to bathroom.



## BATHROOM

Refitted with an exceptional roll top bath with mixer rainfall shower unit over, screen, hand basin with cupboards under, low level W/C, minton tile flooring, part tiled walls, double glazed window, heated towel rail behind door.

## STAIRS TO FIRST FLOOR

## FRONT BEDROOM

Radiator, double glazed window, Velux sky light, exposed beams store cupboard housing combination boiler central heating domestic hot water.

## BEDROOM

Double glazed side window, radiator, pine door.

## OUTSIDE

Lawned area to front, driveway for several vehicles leading to a brick and breeze block garage/workshop, power and light. Manageable rear garden, water tap point, paved patio area enjoying morning and afternoon sun.

## SERVICES

Mains water, electricity and drainage. 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.

## TENURE

Freehold.

## COUNCIL TAX

Band B.

## VIEWINGS

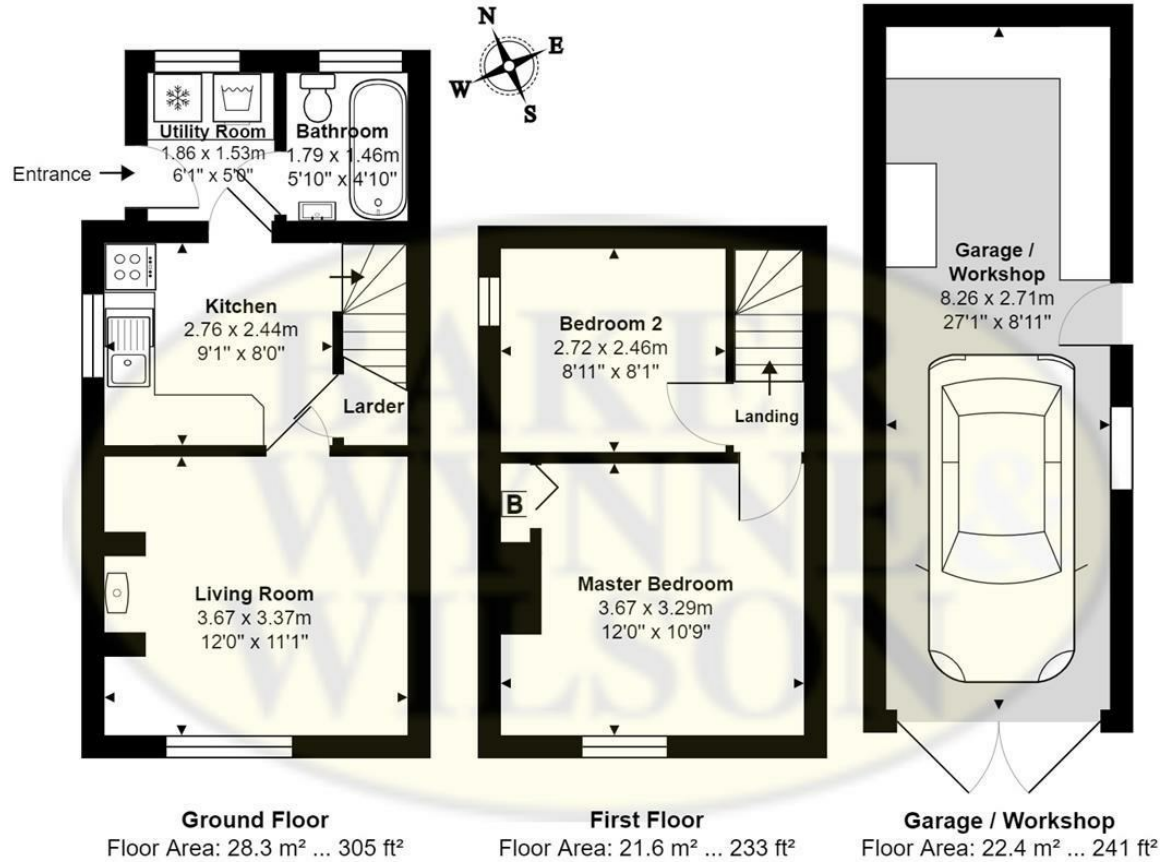
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





**BAKER  
WYNNE &  
WILSON**



**44 MANOR AVENUE, CREWE, CHESHIRE, CW2 8BD**

Approximate Gross Internal Area: 49.9 m<sup>2</sup> ... 538 ft<sup>2</sup> (excluding garage / workshop)

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.

Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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