



24 Bray Close, Sydney, Crewe, CW1 5LJ

Open To Offers £199,500



In association with



An outstanding three-bedroom modern 1970's extended family house with an exceptional extended and remodelled lifestyle breakfast kitchen and large westerly facing rear gardens .Situated in a cul de sac on a popular and convenient residential development the property extends to a generous 925 sq. Ft (85.9 m2) on a plot measuring approx. 170 ft deep.

DIRECTIONS TO CW1 5LJ

what3words /// trend.brass.dream

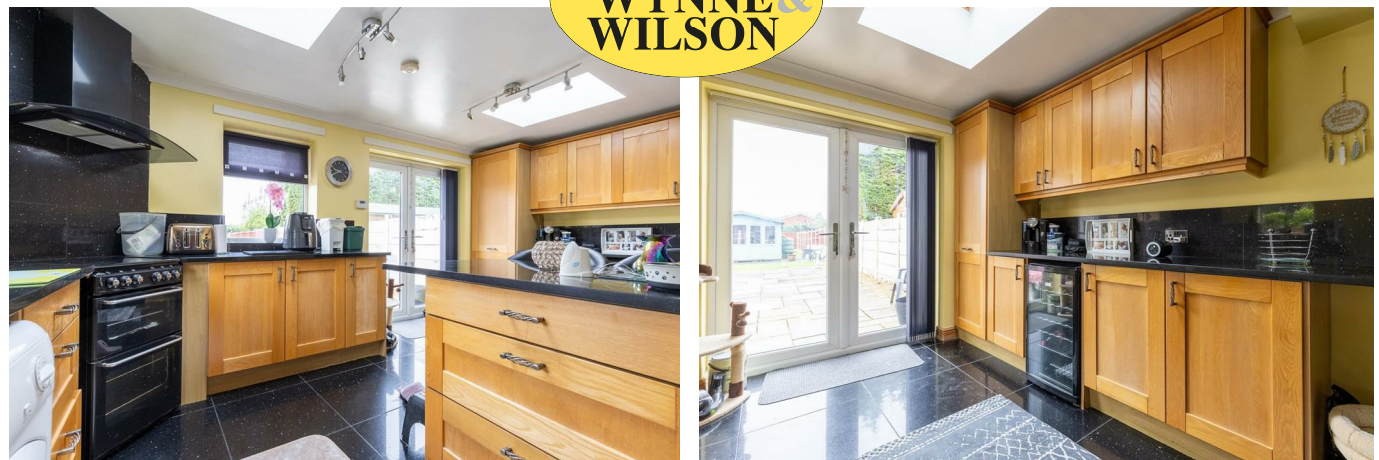
GENERAL REMARKS COMMENT

BY MARK JOHNSON FRICS @ BAKER
WYNNE AND WILSON

Situated in an established and particularly popular residential area offering easy access to highly regarded schools, local shops for day to day needs and many of the town's major employers including Leighton Hospital and Bentley Motors. Well regarded schools are in proximity with Mablins Lane Primary, St Michaels Academy, Leighton Academy and Oakfield Lodge. High schools include Sir William Stanier, Ruskin High School and Malbank. South Cheshire College and the Engineering College are also easily accessible. Easy access onto the A530, means Nantwich and Middlewich are also within traveling distance.



**BAKER
WYNNE &
WILSON**



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.

ACCOMMODATION

With approximate measurements comprises:

OPEN PORCH

Tiled step.

ENTRANCE HALL

6'11" x 5'7"

uPVC double glazed door and side panel, radiator, understairs cloaks cupboard.

LIVING ROOM

13'5" x 11'5"

Composite Adam style fire surround and hearth with coal effect gas fire, ceiling cornices, radiator, uPVC double glazed bay window.



KITCHEN/BREAKFAST/DINING ROOM

17'11" x 17'4"

Attractive medium oak coloured units to three elevations. Granite worktop surfaces with ceramic tile upstands, window sills and cooker splash back. Numerous cupboards and drawers, wall and larder units, breakfast bar with drawers beneath ceramic tile floor, two sky lights with Velux windows, two radiators, space for freestanding and undercounter appliances. Stainless steel sink unit with mixer tap, three uPVC windows, double opening patio doors, space for dining table, ceiling coving, understairs pantry cupboard with Baxi combination gas fired boiler, wall mounted TV point, space for 500mm gas cooker space.

FIRST FLOOR LANDING

6'7" x 5'7"

Access to loft, radiator, uPVC double glazed window.

MASTER BEDROOM NO. 1

13'6" x 11'6"

Radiator, uPVC double glazed windows, TV point.

BEDROOM NO. 2

9'0" x 8'2"

uPVC double glazed windows, radiator.

BEDROOM NO. 3

9'4" x 7'6" max measurement, note stair bulk head

Radiator, bulk head restriction to floor space.

BATHROOM

7'10" x 5'3"

Panel 'P' shaped shower bath with side screen and overhead shower units with hose, vanity wash hand basin, close coupled W/C, chrome heated towel rail, fully tiled walls.

EXTERIOR

Cul de sac. To the front there is shared access to a tarmacadam finished off road parking.

Wide/deep Indian stone patio, external double power point.

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

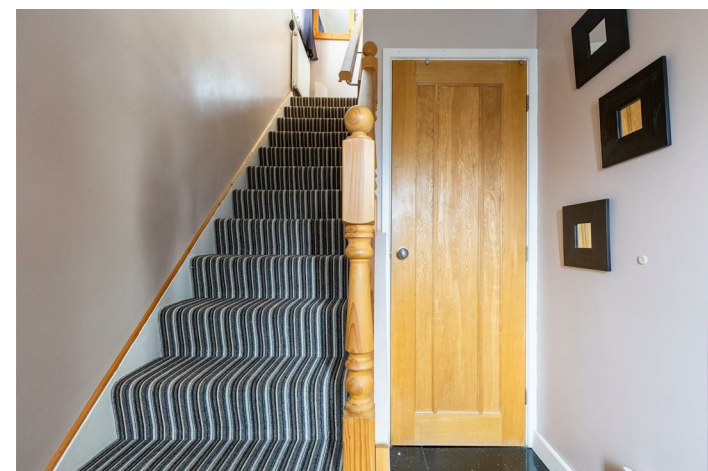
Band B.

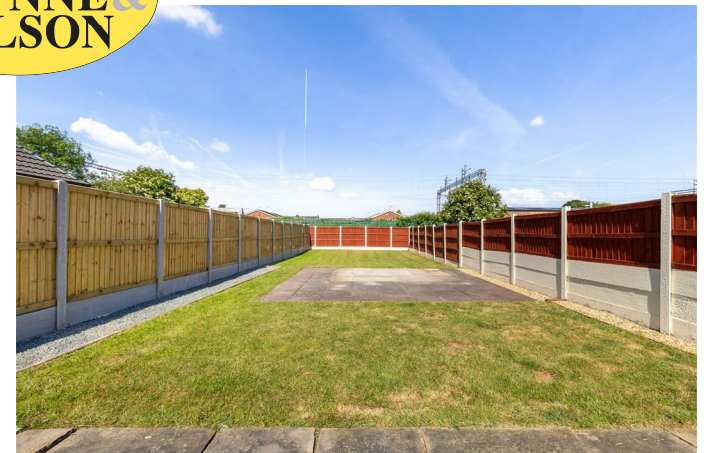
CONSTRUCTION

Brick elevations beneath a tile covered main roof.

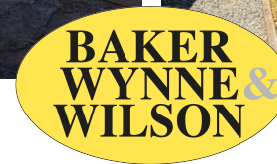
VIEWINGS

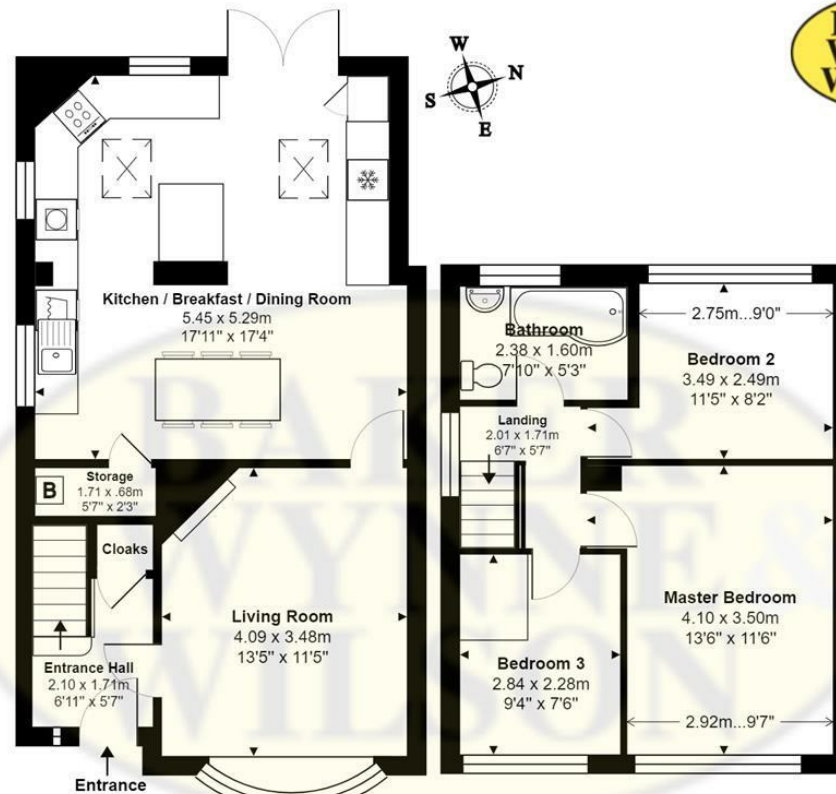
By appointment with Baker Wynne and Wilson Tel: 01270 625214





**BAKER
WYNNE &
WILSON**





Ground Floor
Floor Area: 50.6 m² ... 544 ft²

First Floor
Floor Area: 35.4 m² ... 381 ft²

24 BRAY CLOSE, SYDNEY, CREWE, CHESHIRE, CW1 5LJ

Approximate Gross Internal Area: 85.9 m² ... 925 ft²

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 Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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	

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