

Halls ¹⁸⁴⁵

34 MINSHULL NEW ROAD

CREWE | CW1 3PD



34 Minshull New Road is a conveniently located two-bedroom property which provides comfortable accommodation arranged over two floors. The property is ideally suited to a professional couple, single occupant or small family seeking a well-connected home within easy reach of Crewe town centre and the surrounding area.

£800 Per Month



- Mature Mid Terraced House
- Lounge, Dining Room
- Kitchen, Two Bedrooms
- Bathroom, Rear Garden
- Close to Crewe Centre
- Available in September

LOCATION

Crewe is a well-established Cheshire town with a fascinating railway heritage and an increasingly diverse range of amenities, making it a popular choice for residents, commuters and those looking for convenient access to the wider North West. The town offers a good selection of shops, supermarkets, cafés, restaurants, pubs and leisure facilities, together with a number of parks and open spaces.

The town's railway station is one of its major advantages. Crewe is an important interchange on the national rail network, with regular services providing connections to destinations across England and Wales. The station offers extensive facilities including car parking, cycle storage and step-free access.

Crewe also benefits from its proximity to a number of attractive Cheshire towns and villages. Nantwich, with its historic town centre, independent shops, cafés, restaurants and regular markets and events, is particularly close by, while Sandbach, Knutsford, Alderley Edge and Wilmslow are all within convenient travelling distance. The surrounding Cheshire countryside provides numerous opportunities for walking, cycling and enjoying the area's rural landscape.

For those commuting further afield, Crewe's location provides excellent access towards Chester, Manchester, Stoke-on-Trent and Birmingham, while the railway network offers particularly useful connections for commuters and leisure travel. The town's transport links are complemented by an extensive local bus network serving surrounding communities and employment areas.

Crewe itself has a lively and evolving town centre, with the recently developed Market Hall offering independent businesses and food outlets, alongside the historic Lyceum Theatre and a growing selection of cafés, bars, restaurants and cultural attractions.



BRIEF DESCRIPTION

Halls are delighted to be instructed to market 34 Minshull New Road on an Assured Periodic Tenancy.

The accommodation briefly comprises an entrance hall leading into the living room, providing a comfortable principal reception space. To the rear is a separate dining room, which in turn leads through to the kitchen, creating a practical layout for everyday living and entertaining.

To the first floor are two bedrooms, with the principal bedroom benefiting from direct access to the bathroom. The second bedroom provides useful additional accommodation and would also lend itself well to use as a home office, dressing room or guest bedroom, subject to the tenant's requirements.

The property occupies a convenient position on Minshull New Road, providing straightforward access to Crewe's town centre, local shops and amenities, while also being well placed for the area's extensive road and rail connections.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WHL 0473 200826

TENANCY CONDITIONS

Rent £800

Deposit equivalent to 5 weeks rent. However, deposit free option available.

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis.

Sorry no smokers.

The property will be offered on an Assured Periodic Tenancy Contract, however, longer term occupants are preferred.

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

COUNCIL TAX - CHESHIRE EAST

The property is in Band A on the Cheshire East Council Register.



DIRECTIONS

From Crewe Town Centre, proceed north-west along Earle Street, continuing onto West Street (A532). Cross over the railway and continue along West Street before turning left onto Minshull New Road.

Continue along Minshull New Road for approximately half a mile, passing the surrounding residential properties and local amenities. 34 Minshull New Road will be found on the left-hand side.

The property is situated within the CW1 3PD postcode area of Minshull New Road, which is predominantly residential and benefits from convenient access to Crewe town centre.

WHAT 3 WORDS

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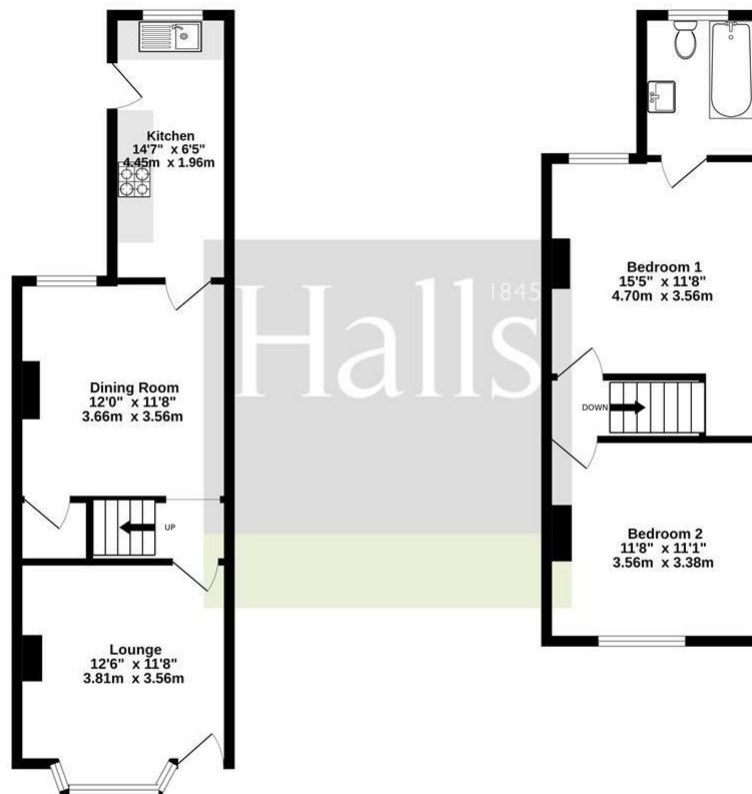
AGENTS NOTE

Please note that this property belongs to a relative of a Halls staff member.



Ground Floor
406 sq.ft. (37.7 sq.m.) approx.

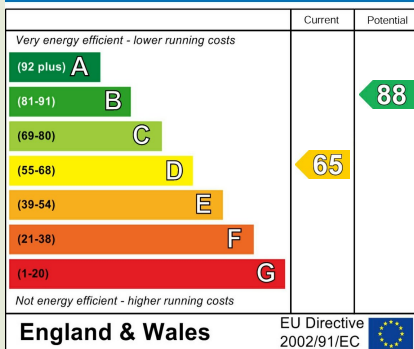
1st Floor
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 ✉ whitchurch@halls.gb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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