



**Aysgarth Avenue,  
Crewe CW1 4QE**

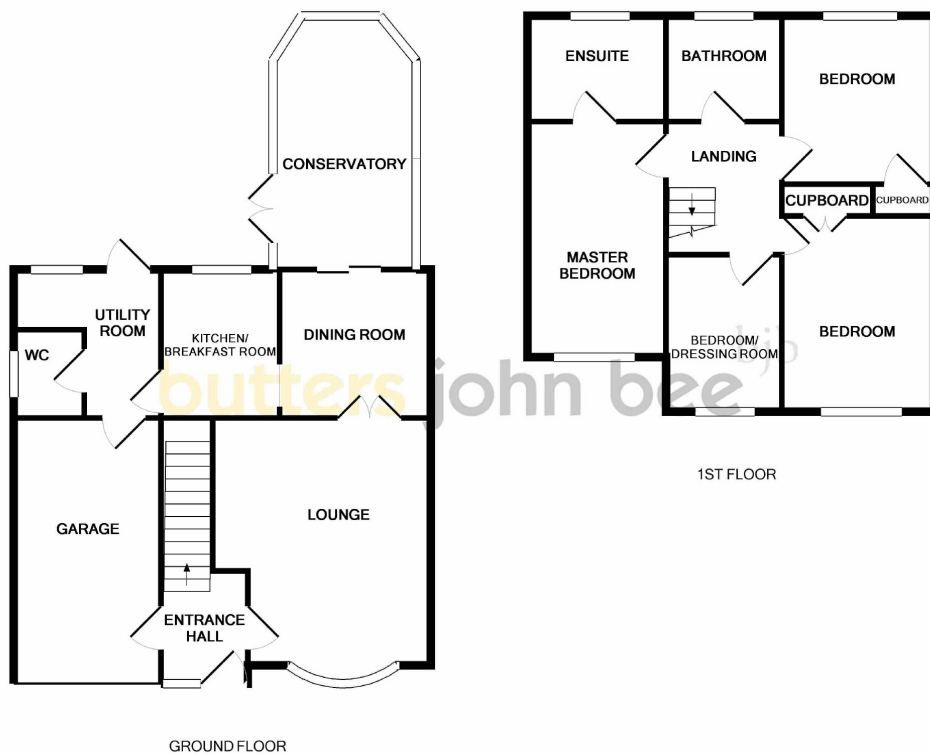


## £204,995

Butters John bee are delighted to offer this well appointed THREE/FOUR BEDROOM DETACHED property with a integral garage. The property has been UPDATED AND IMPROVED in more recent years by the current owners and is worthy of an internal inspection.

**To view: 01270 213541**  
**[crewe@bjbmail.com](mailto:crewe@bjbmail.com)**





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Description

A well appointed three/four bedroom detached property with integral garage. The property has been updated and improved in more recent years by the current owners and is worthy of an internal inspection. The property briefly comprises canopied entrance porch, entrance hall, lounge, dining area, kitchen, utility room, downstairs WC and conservatory. Upon the first floor there are four bedrooms, the master having an en-suite, family bathroom.

## Canopied Porch

Security light. Upvc panelled entrance door with double glazed insert.

## Entrance Hall

Single panel radiator. Stairs to first floor. Vinyl floor. Door into:-

## Lounge 15'9" into bow x 13'2" (4.810m into bow x 4.020m)

Double glazed bow window to front elevation. Single panel radiator. Laminate floor. TV point. Adam style fireplace with marble effect hearth and inlay housing a coal effect living flame gas fire. Telephone point. Coved ceiling. Archway through into:-





### Dining Area 10'2" x 7'8" (3.101m x 2.342m)

Double glazed sliding door leading to conservatory. Laminate floor. Coved ceiling. Door into:-

### Kitchen 10'3" x 8'11" (3.120m x 2.728m)

Inset spot lights. Double glazed window to rear elevation. Tiled floor. Range of wall, base and drawer units with work surfaces over incorporating a stainless steel sink drainer with chrome mixer tap, space and plumbing for dishwasher. Space for cooker. Splashback tiling. Extractor canopy. Single panel radiator. Door into storage cupboard/pantry. Further work surface with ample storage and cupboard space below. Opening through into:-

### Utility Area 10'0" max x 8'4" (3.045m max x 2.544m)

Tiled floor. Double glazed panelled door leading to the rear garden with double glazed panel to side. Space for white goods. Single panel radiator. Door into:-

### Downstairs WC

Double glazed frosted window to side elevation. White two piece suite comprising low level push button wc and pedestal wash hand basin with chrome taps and decorative splashback tiling.

### Garage 16'9" x 8'9" (5.112m x 2.671m)

Single roller remote up and over door to front. Power and lighting. Wall mounted gas central heating boiler.

### Conservatory 12'10" x 9'5" (3.914m x 2.865m)

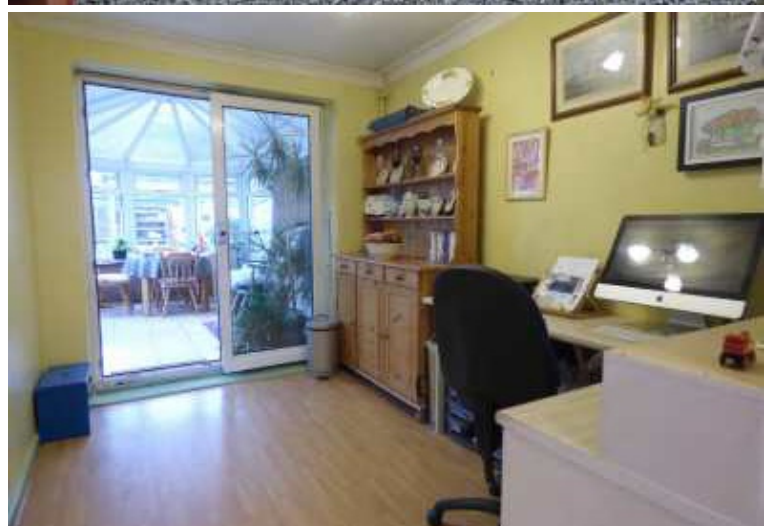
Ceramic tiled floor. Two wall mounted lights. Double panel radiator. Telephone point. Power point. Double glazed french doors leading onto the rear garden.

### First Floor Landing

Access to loft space. Door into built-in airing cupboard housing hot water cylinder. Door into:-

### Master Bedroom 13'10" x 9'0" (4.222m x 2.736m)

Double glazed window to front elevation. Single panel radiator. Coved ceiling. Built-in wardrobe having mirror sliding doors. Dado rail. Door into:-





**En-Suite**

Double glazed frosted window to rear elevation. Decorative tiled walls. Chrome heated towel rail. Laminate floor. White three piece suite comprising low level push button wc, pedestal wash hand basin and walk-in shower having a double tray housing a chrome wall mounted shower unit.

**Dressing Room/Bedroom Four 9'2" x 7'1" (2.792m x 2.152m)**

Double glazed window to front elevation. Door into built-in over stair storage cupboard.

**Bedroom Two 12'2" x 9'5" (3.696m x 2.868m)**

Double glazed window to front elevation. Single panel radiator. Range of built-in bedroom furniture and wardrobes.

**Bedroom Three 10'0" x 9'3" (3.037m x 2.817m)**

Double glazed window to rear elevation. Single panel radiator. Door into built-in storage cupboard/wardrobe. Range of fitted bedroom furniture.

**Family Bathroom**

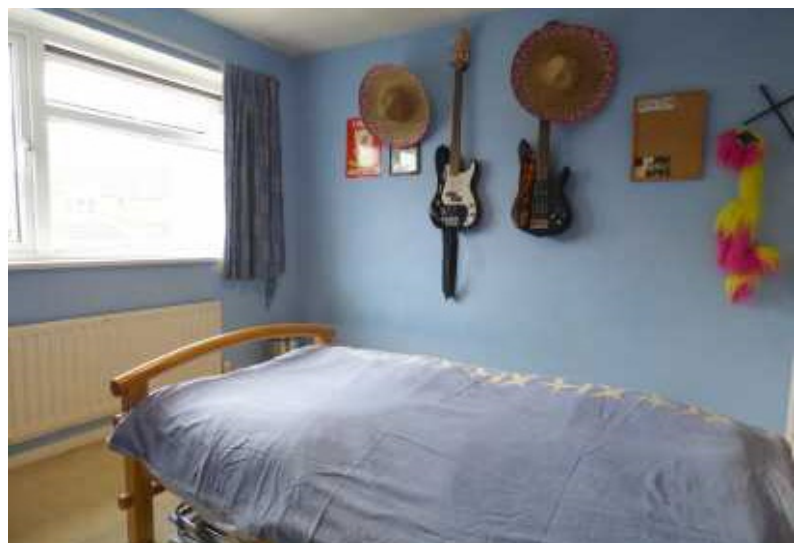
Double glazed window to rear elevation. Vinyl floor. Decorative tiled walls. Wall mounted heated towel rail. Three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with chrome mixer tap.

**Outside**

The rear garden has concrete readypave patio area which provides ample space for garden furniture, a secure side gate with pathway leads to the front of the property. There is an archway and trellis fence that leads to a gravelled area with corner borders housing shrubs and plants. Garden shed. Outside tap. Vegetable patch. The front of the property has a paved driveway providing off road parking and leading to the garage and entrance door. Raised borders housing trees, shrubs and plants.

**Council Tax Band**

Council tax band is C

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