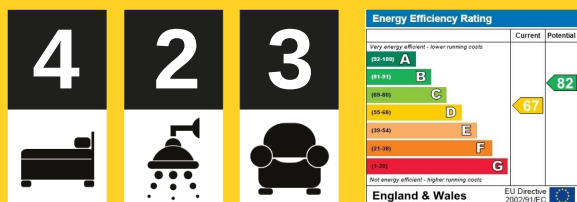




**Aysgarth Avenue,
Crewe CW1 4QE**



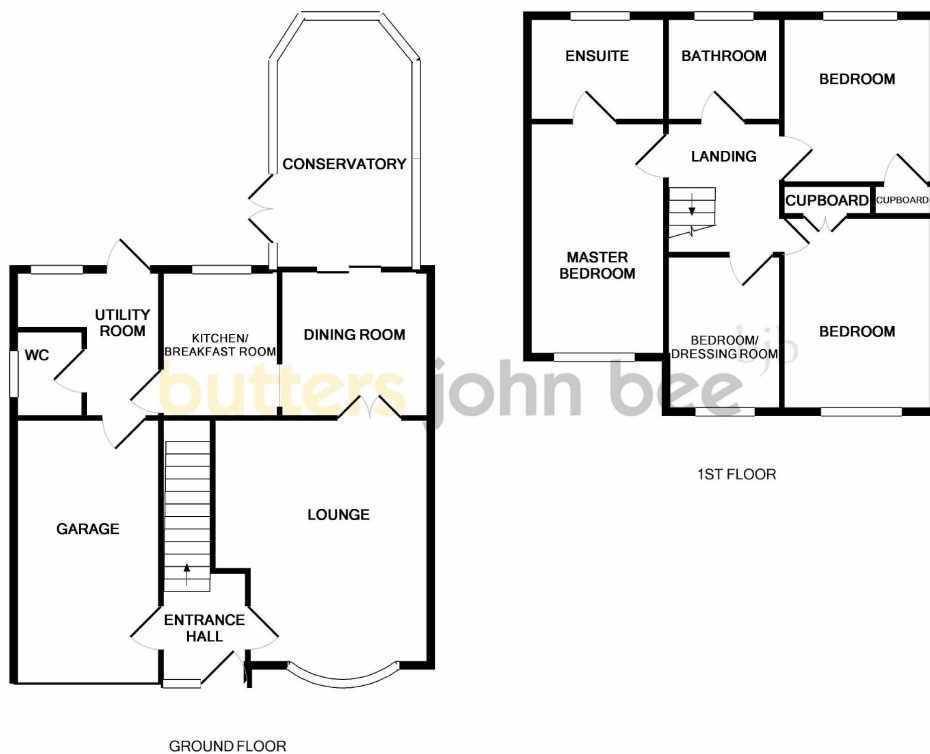
Offers over

£200,000

This delightful THREE/FOUR BEDROOM DETACHED family home benefits from an integral garage, three reception rooms, family bathroom, en suite and generous off road parking. The property has been UPDATED AND IMPROVED in more recent years by the current owners and viewing is highly recommended.

To view: 01270 213541
crewe@bjbmail.com





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

**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.