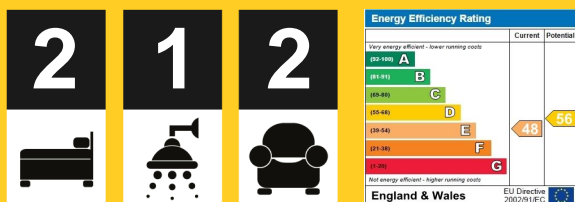




**92 Minshull New Road,  
Crewe, CW1 3PD**

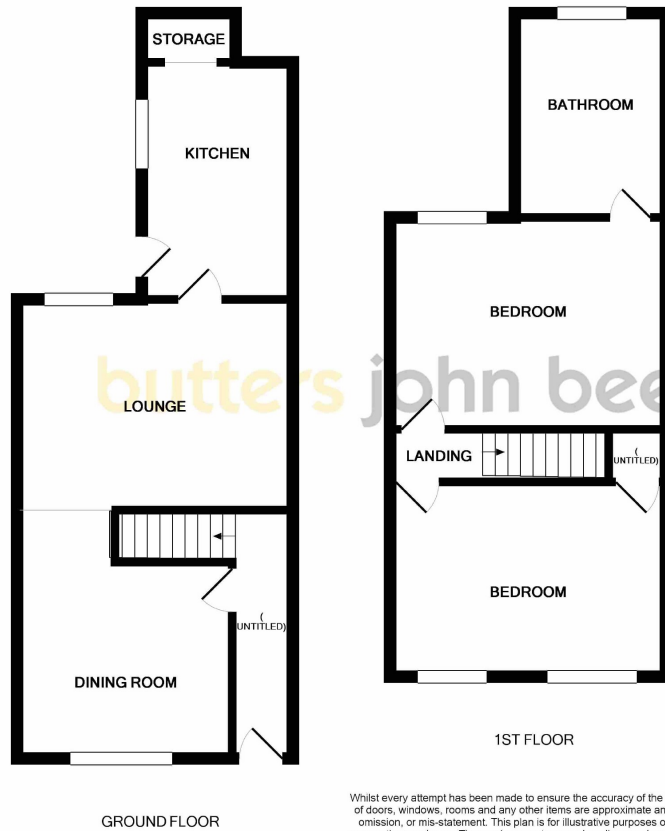


**£89,950**

A beautifully presented two double bedroomed end terrace property offering spacious accommodation throughout within easy reach of all local amenities. The property has been maintained by the current owner to a very nice standard and viewing comes highly recommended!

**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.  
Made with Metropix ©2018

## Description

A beautifully presented two double bedroomed end terrace property offering spacious accommodation throughout within easy reach of all local amenities. The property has been maintained by the current owner to a very nice standard and viewing comes highly recommended!

## Entrance Hall

Security light and Upvc panelled entrance door with decorative double glazed insert. Wood effect flooring. Period style coving. Single panel radiator. Decorative cornices. Stairs to first floor. Door into:-

## Dining Room 11'5" x 9'10" (3.482m x 2.997m)

Double glazed window to front elevation. Single panel radiator. Wood effect flooring. Picture rail. Three point ceiling light with ceiling rose. Telephone point. Opening into:-





**Lounge 16'2" x 13'2" into recess (4.930m x 4.015m into recess)**

Double glazed window to rear. Three point ceiling light and rose. Picture rail. Wood effect flooring. Double panel radiator. Feature fireplace having granite effect hearth and surround housing a living flame gas fire. TV point. Door into:-

**Kitchen 15'5" max x 7'3" (4.690m max x 2.212m)**

Double glazed window to rear elevation. Single panel radiator. Vinyl flooring. Upvc panelled door leading to the rear garden. Range of fitted units comprising wall, base and drawer units with granite effect work surface over incorporating a stainless steel sink drainer with chrome mixer tap. Space for washing machine. Integrated five ring gas hob with extractor canopy over and decorative splashback tiling and integrated oven below. Gas central heating combi boiler concealed behind a wall cupboard. Space for free standing fridge freezer.

**First Floor Landing**

Loft access point. Door into:-

**Bedroom One 13'3" x 12'2" (4.049m x 3.723m)**

Double glazed window to rear elevation. TV point. Single panel radiator. Built-in wardrobe. Coved ceiling.

**Bedroom Two 13'4" x 11'6" (4.064m x 3.503m)**

Two double glazed windows to front elevation. Coved ceiling. Single panel radiator.



## Bathroom

Double glazed frosted window to rear. Wood effect flooring. Three point ceiling light. Loft hatch. Half tiled walls. Double panel radiator. Four piece suite comprising low level push button wc, pedestal wash hand basin with chrome mixer tap, panelled bath, corner walk-in shower cubicle with glazed pivot door housing a chrome mixer shower.

## Externally

The rear of the property is paved for ease of maintenance. Outside store. Outside WC. Outside tap. Secure side access gate leading to the front of the property. The front of the property has a walled forecourt with gravel section and decorative wrought iron access gate.

## Council Tax Band

Council tax band is A



### 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.