



8 Franklyn Avenue

CW2 7NF

£220,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to offer for sale this wonderfully presented semi detached home on Franklyn Avenue. An early inspection is highly recommended on this property, in an exceptionally sought after area being only a stones throw away from a multitude of primary schools, high schools and Cheshire College South & West.

Upon entering, you are greeted with a warm welcome from the past, original tiles throughout the entrance hall, in addition to a stained glass porthole window. The ground floor features two versatile reception rooms, the first of which boasts original parquet flooring and a bay window. The second reception room makes the perfect space for a dining room, being adjacent to the kitchen. The fitted kitchen spans the width of the property and features a Belfast sink, in addition to space for a dining table and chairs. Additionally, you will find a separate utility room, with a downstairs cloakroom off.

The first floor is comprised of two evenly proportioned double bedrooms, a single bedroom and the family bathroom.

To the rear of the property, there is a large garden with a patio and lawn. Additionally, there is a detached single garage. To the front there is ample driveway parking able to comfortably accommodate two vehicles.

Call us today for more information, on 01270 252545.



Hallway

Living Room

11'9" x 14'9"

Sitting/Dining Room

10'9" x 7'10"

Kitchen

15'5" x 7'10"

Utility Room

Downstairs W.C.

Stairs to First Floor

Landing

Bedroom One

10'9" x 11'5"

Bedroom Two

11'9" x 11'5"

Bedroom Three

7'6" x 7'2"

Bathroom

5'10" x 6'6"

Externally

Sizeable rear garden with patio & lawn. Detached single garage. To the front there is driveway parking for two vehicles.

Council Tax

Band C.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

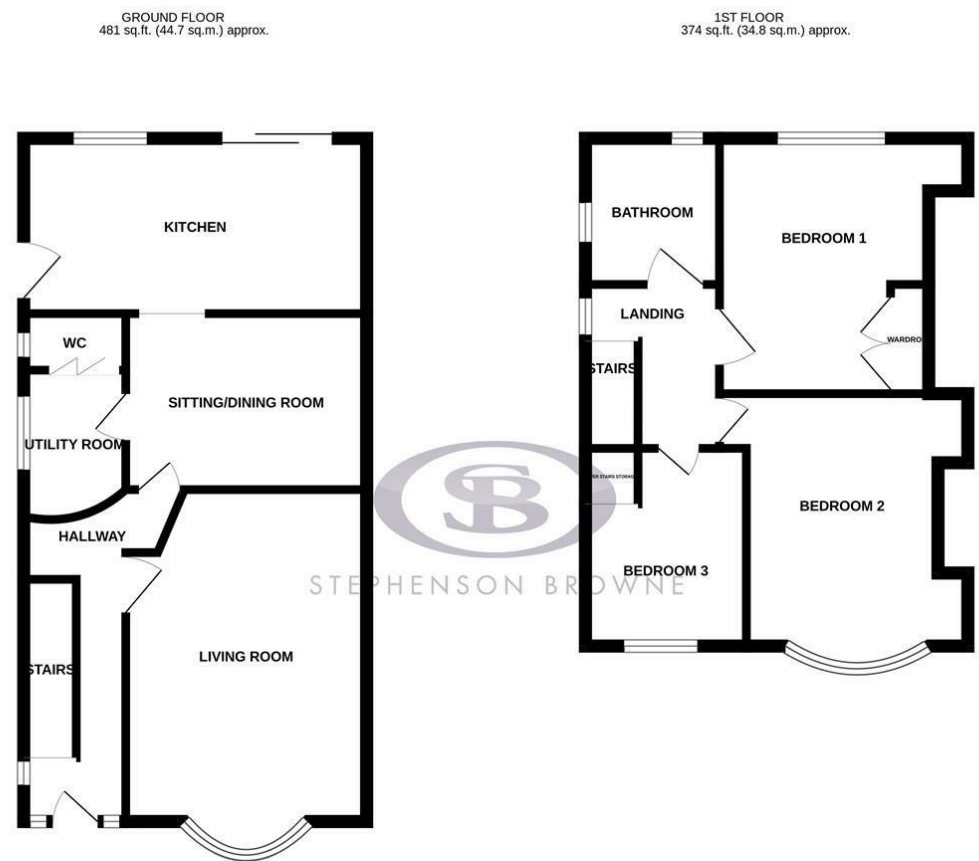
For a FREE valuation, please call or email and we will be delighted to assist.



- Marvellously Presented Family Home
- Short Walk To Schools & Nurseries For All Ages
- A Stones Throw Away From Cheshire College South & West
- Modern Kitchen With Belfast Sink & Separate Utility Room
- Driveway Parking In Addition To Detached Single Garage
- Original Tiles & Parquet Flooring
- Beautiful Stained Glass Window In Entrance Hall
- Two Double Bedrooms
- Two Versatile Reception Rooms
- Viewing Highly Advised



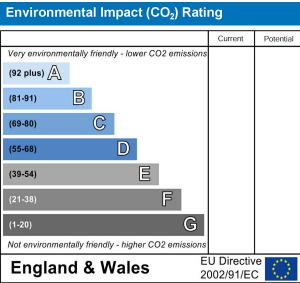
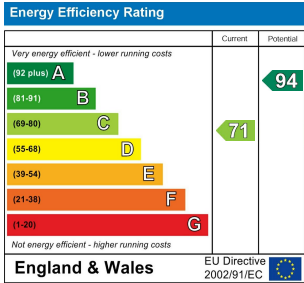
Floor Plan



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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Area Map



Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64