



**8 Addison Close**

CW2 8BY

**Offers Over £195,000**



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STEPHENSON BROWNE





Situated in the sought-after area of Wistaston, this bungalow enjoys a prime location with easy access to local amenities, schools, and parks. Residents can relish the quiet ambiance while still being just a short drive away from the town center.

The property features three well-proportioned bedrooms, one reception room and a modern kitchen and bathroom. Step outside to a generous garden, perfect for enjoying the outdoors or entertaining guests. The driveway ensures convenient parking for residents and visitors alike.

Wistaston offers an array of local shops, schools, and recreational facilities, ensuring that everything you need is within reach. Nearby parks provide the perfect setting for leisurely walks and outdoor activities. Commuting is a breeze with easy access to major roadways and public transportation options. Whether you work locally or need to travel further afield, this location offers excellent connectivity.

Call us today to secure your viewing!

### Entrance Hall

Composite front door.

### Living Room

10'9" x 15'6" (3.29m x 4.73m)

Front aspect window. Radiator.

### Kitchen

10'9" x 8'10" (3.28m x 2.70m)

Having a range of wall, base and drawer units with worktops over incorporating a stainless steel sink, oven with gas hob and extractor and space for a washer and fridge freezer.







### **Dining Room / Bedroom**

9'3" x 13'8" (2.82m x 4.17m)

Rear aspect window. Radiator.

### **Bathroom**

Bath with shower over. Low level WC. Pedestal wash basin. Chrome towel radiator. Chrome towel radiator.

### **Landing**

### **Bedroom One**

10'9" x 13'8" (3.28m x 4.19m)

Rear aspect window. Radiator.

### **Bedroom Two**

6'5" x 13'8" (1.96m x 4.19m)

Side aspect window. Radiator.

### **Externally**

Garage with up and over door. Off road parking for multiple cars. Generous rear garden.

### **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.

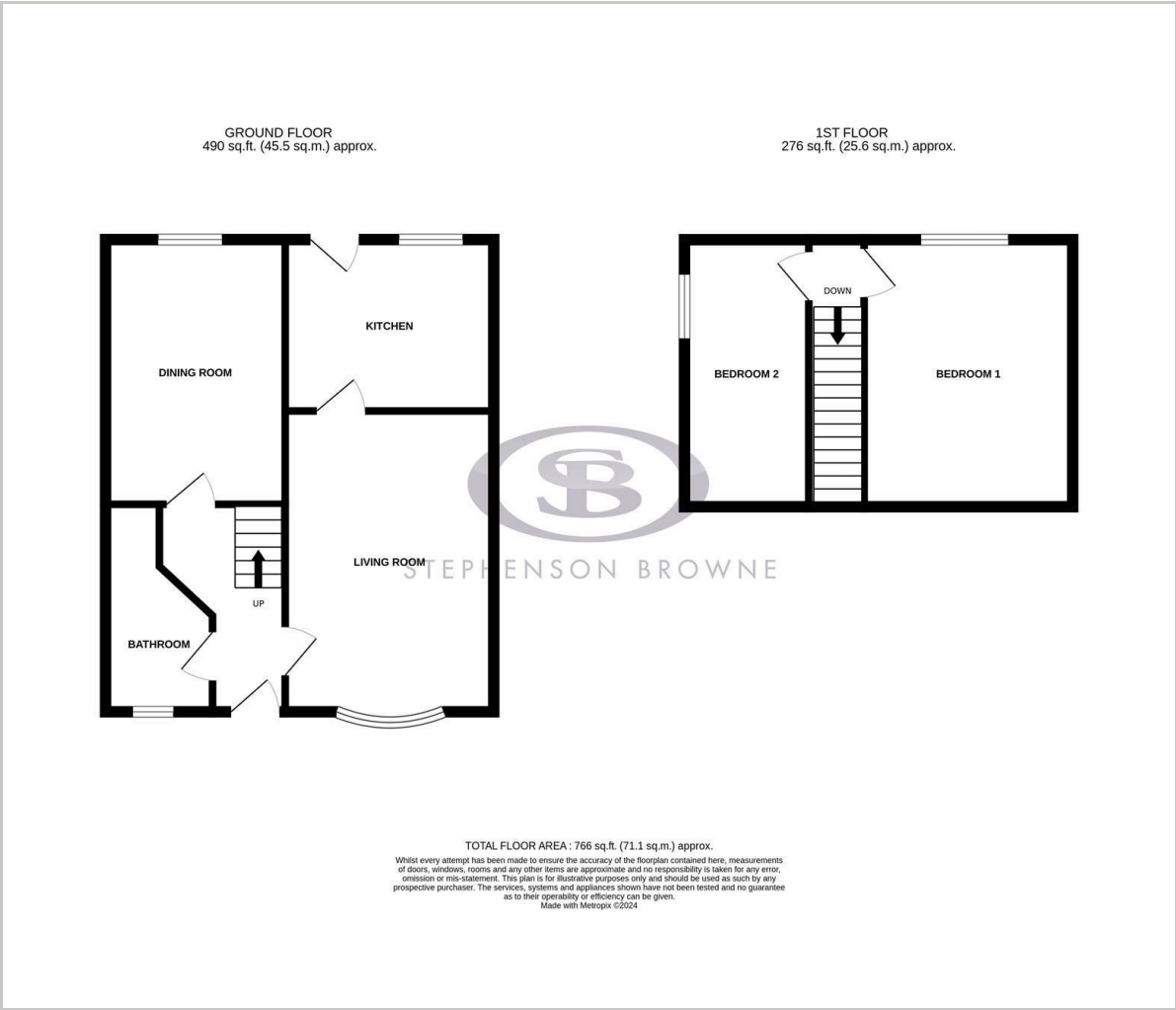
### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.





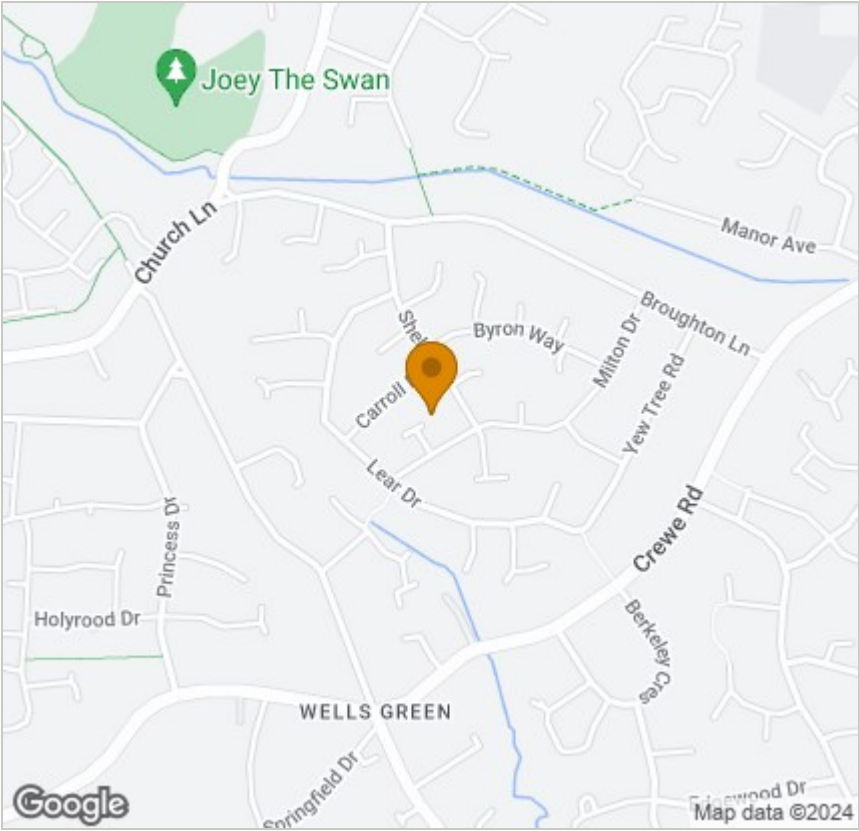
Floor Plan



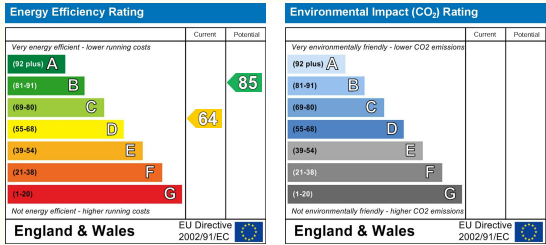
Viewing

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

Area Map



Energy Efficiency Graph



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