



## 20 Wells Avenue

CW1 5RZ

Asking Price £280,000



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STEPHENSON BROWNE

This charming home is nestled in the tranquil cul-de-sac of Wells Avenue in Haslington. This lovely semi detached house presents an excellent opportunity for families and individuals alike. With two spacious reception rooms, this property offers ample space for relaxation and entertaining. The small sunroom at the rear, complete with a convenient WC, provides a delightful spot to enjoy the garden views throughout the seasons.

The home boasts three well proportioned bedrooms, perfect for accommodating family members or guests. The four piece bathroom suite adds a touch of luxury, ensuring comfort for all.

One of the standout features of this property is the generous garden, which serves as a blank canvas for your personal touch. Whether you envision a vibrant flower garden, a play area for children, or a serene outdoor retreat, the possibilities are endless. Additionally, the property benefits from ample off road parking for up to several vehicles, along with a detached garage, providing both convenience and security.

With no buying chain involved, this home is ready for you to move in and make it your own. The peaceful location, combined with the spacious interiors and outdoor potential, makes this property a must see for anyone seeking a comfortable and inviting home, ring us today to secure your viewing.

**Entrance Hall**

**Lounge**  
13'2" x 11'10" maximum (4.027m x 3.617 maximum)

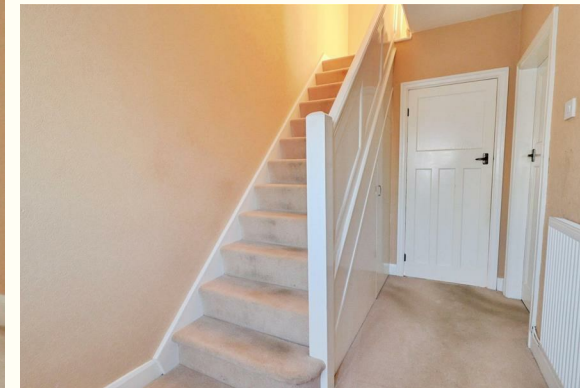
**Dining Room**  
11'4" x 10'11" (3.456m x 3.345m)

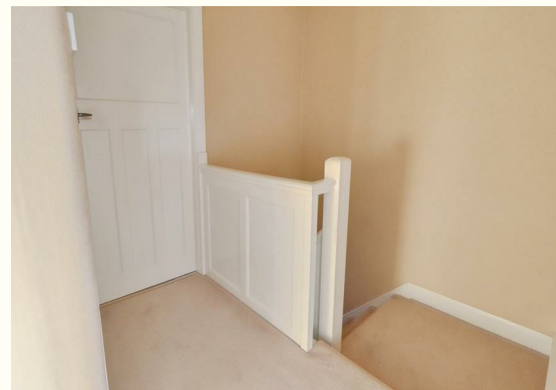
**Kitchen**  
11'3" x 6'11" (3.437m x 2.115m)

**Stairs to First Floor**

**Bedroom One**  
11'10" x 11'10" (3.619m x 3.618m)

**Bedroom Two**  
10'11" x 10'1" (3.345m x 3.091m)





### **Bedroom Three**

8'1" x 6'5" (2.477m x 1.956m)

### **Bathroom**

#### **Externally**

#### **Garage**

Up and over door.

#### **Externally**

The property stands within good size gardens the rear of which is mainly laid to lawn. To the front there is invaluable off road parking.

#### **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.

#### **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.

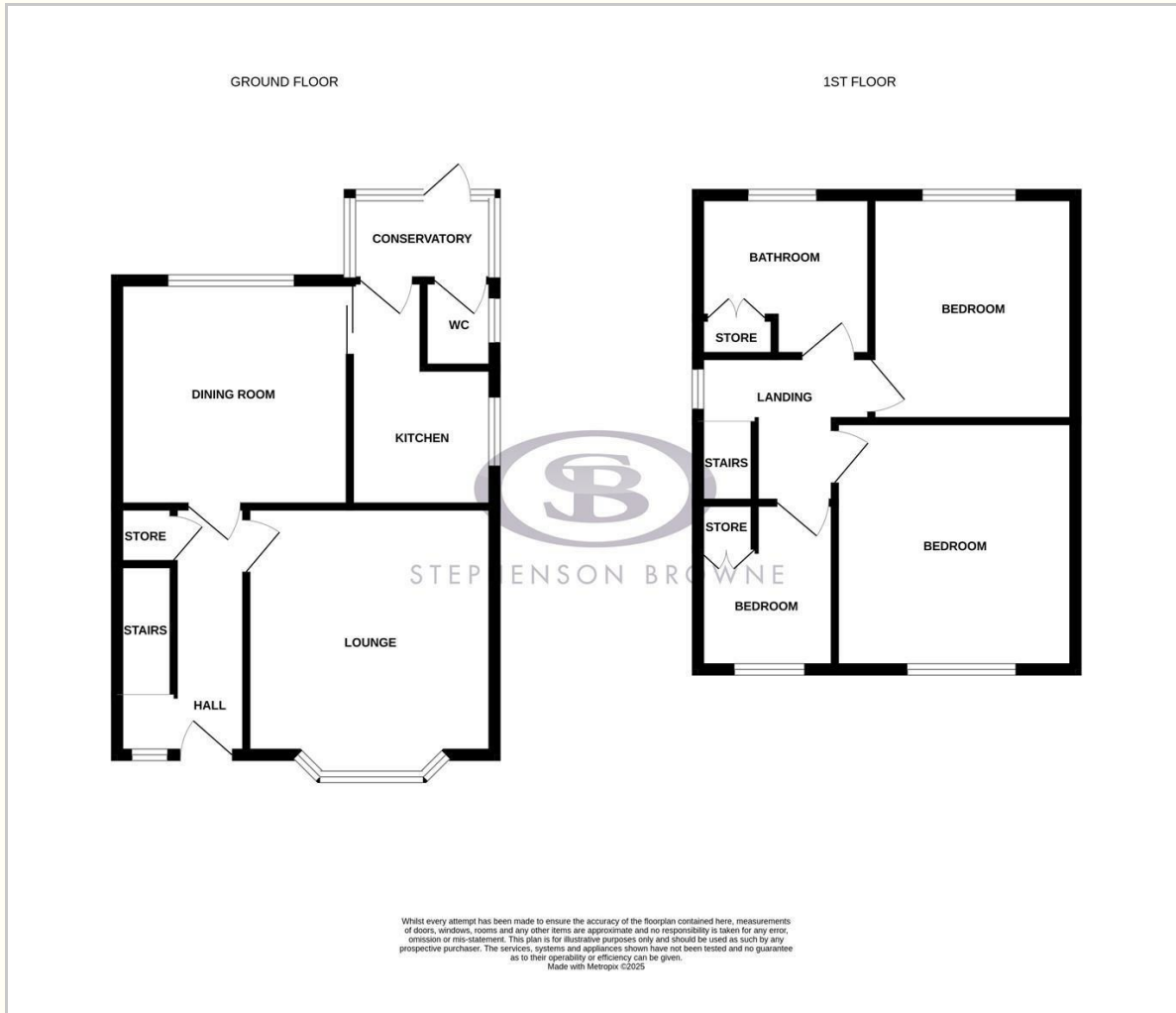
#### **Why choose us?**

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.



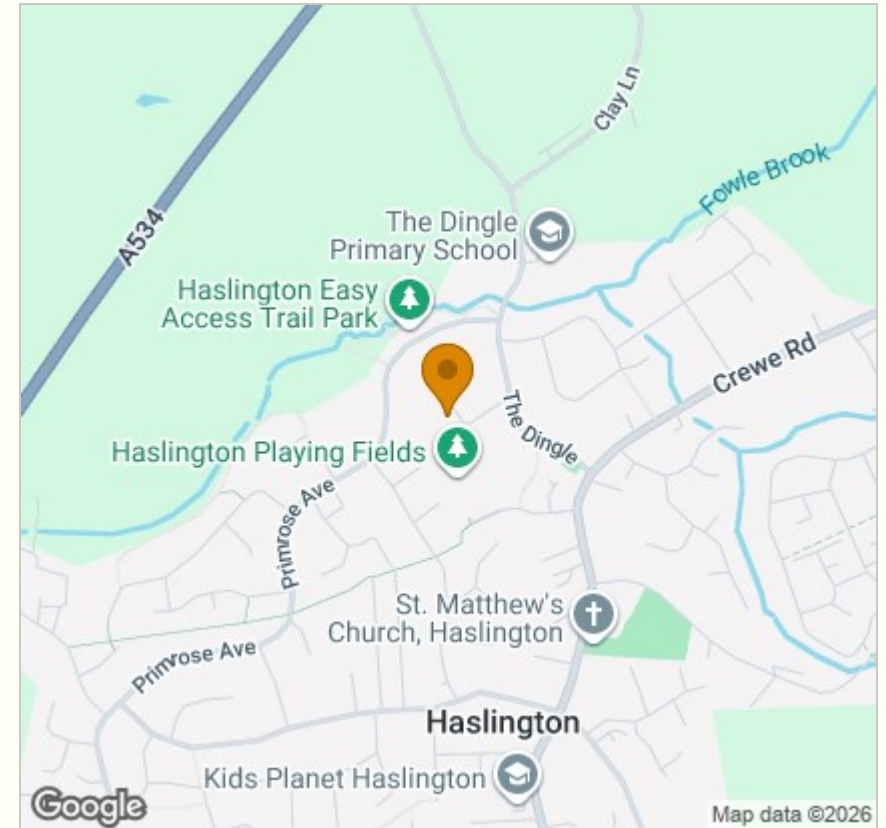
## Floor Plan



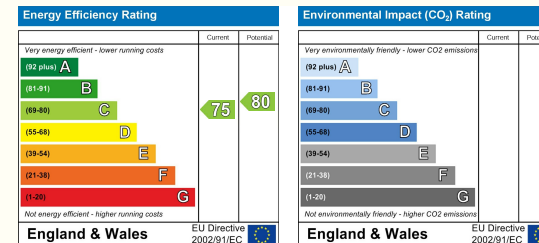
## Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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