



**108 Ashcroft Avenue**

CW2 5HN

**£180,000**



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STEPHENSON BROWNE







# 108 Ashcroft Avenue

- Prime Corner Position
- Invaluable Off Road Parking & Garage
- Two Bathrooms
- Suitable For All Age Groups
- Versatile Home
- Gardens To Front, Side & Rear
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- Prime Sought After Location
- Viewing Highly Recommended

This delightful three bedroom detached home on Ashcroft Avenue occupies a prime corner position with invaluable off road parking and a garage. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you envision cosy family evenings or lively gatherings, these versatile areas can easily adapt to your lifestyle.

The two well proportioned bedrooms to the first floor are designed to ensure restful nights and peaceful mornings. The third bedroom/dining room is located on the ground floor. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is thoughtfully appointed, catering to your daily needs with ease.

This house is ideally situated within a much sought after location making it a wonderful place to call home. With local amenities, schools, and parks within easy reach, you will find everything you need just a stone's throw away. The property also benefits from good transport links, allowing for easy access to Crewe and beyond.

In summary, this charming house on Ashcroft Avenue presents an excellent opportunity for those seeking a comfortable and inviting home in a desirable location. Whether you are a first time buyer, family or looking to downsize, this property is sure to meet your needs and exceed your expectations.

Do not miss the chance to make this lovely house your new home.



£180,000



<b>Entrance Hall</b>	
<b>Lounge</b>	14'8" x 13'1" (4.49m x 4.00m)
<b>Dining Room/Bedroom Three</b>	12'7" x 10'11" (3.85m x 3.34m)
<b>Kitchen</b>	12'7" x 8'9" (3.85m x 2.68m)
<b>Bathroom</b>	6'7" x 5'5" (2.02m x 1.67m)
<b>Stairs To First Floor</b>	
<b>Bedroom One</b>	14'9" x 12'2" (4.51m x 3.71m)
<b>Bedroom Two</b>	12'3" x 9'10" (3.75m x 3.01m)
<b>Externally</b>	
<b>Garage &amp; Gardens</b>	17'1" x 8'7" (5.21m x 2.64m)

**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.

### **Council Tax**

Band C

### **Directions**

Proceed along Main Road within Shavington Village turning right into Greenfields Avenue, take the next right into Ashcroft Avenue and the property is clearly identified by our 'For Sale' sign.

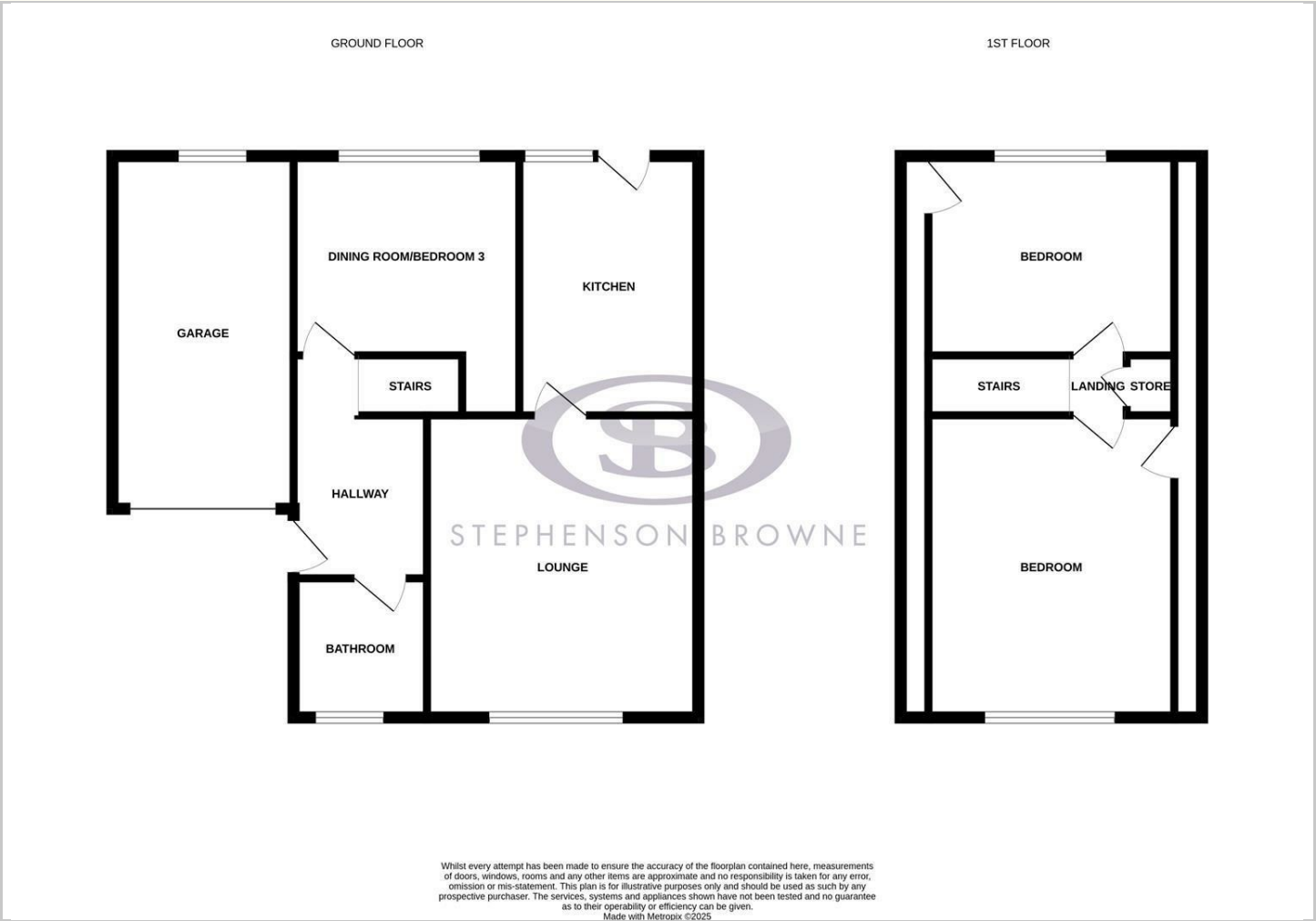




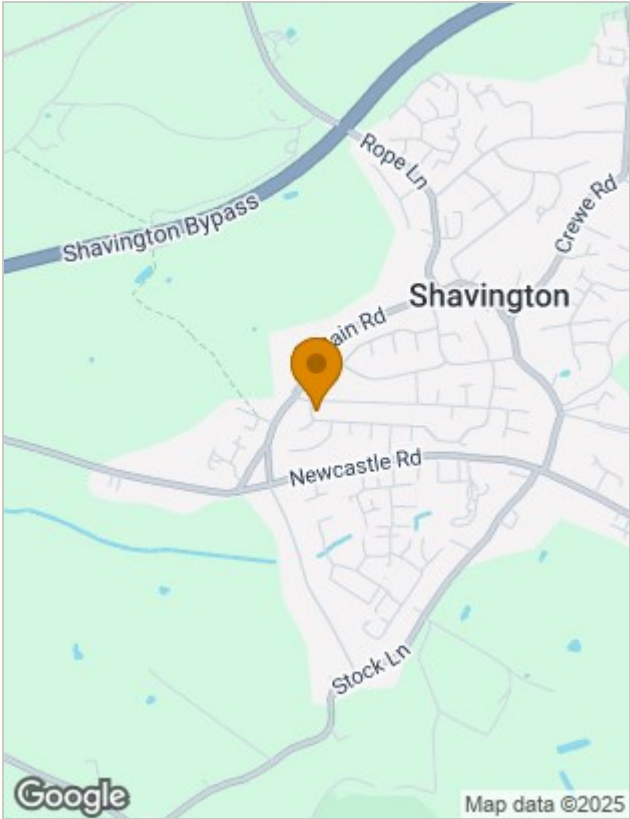




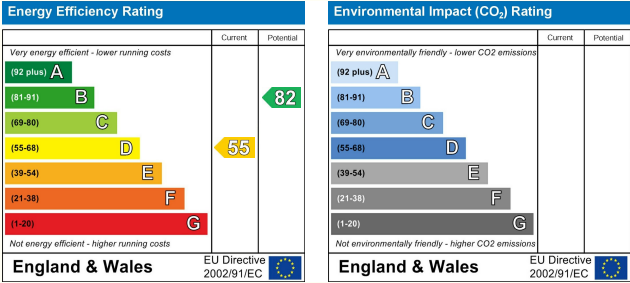
Floor Plans



Location Map



Energy Performance Graph



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.

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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