



3 Gainsborough Road

CW2 7PH

Offers Over £130,000



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STEPHENSON BROWNE



Stephenson Browne are delighted to present this spacious DOUBLE BAYED period property located on a tree lined avenue in a sought after location! Offered with NO ONWARD CHAIN, this charming Victorian home should appeal to a wide variety of purchasers from first time buyers, families and investors. The accommodation briefly comprises a welcoming entrance hall, a good size living room, dining room, useful utility room and the fitted kitchen completes the ground floor accommodation. To the first floor we have three bedrooms as well as a dressing room off bedroom two which could also be used as a nursery or fourth bedroom. Finally we have a well equipped shower room. Externally there is a neat walled front garden and to the rear, there is a surprisingly spacious enclosed garden which provides a lovely space for relaxing and entertaining during the warmer months. Gainsborough Road is an established residential neighbourhood within close proximity of local amenities including well regarded schools providing primary and secondary education. To secure your viewing of this characterful property please call our office.

Entrance Hall

13'6" x 5'8" (4.125 x 1.751)

The entrance is approached over a useful storm porch. There is a double glazed entrance door with adjacent glazing. Radiator.

Lounge

12'2" x 10'7" (3.711 x 3.239)

Glazed bay window. Feature brick fireplace with gas fire as fitted (currently disconnected). Radiator.

Dining Room

12'1" x 10'7" (3.684 x 3.241)

Double glazed window to the rear elevation. Adams style fire surround with gas fire as fitted (currently disconnected). Radiator.

Kitchen

16'6" x 5'8" (5.035 x 1.750)

Double glazed window to the rear elevation. Double glazed door leading to the rear garden. Having a range of wall and base units with worktop over. Space for a cooker. Stainless steel sink with drainer. Plumbing for a washing machine. Space for a fridge. Radiator.





Utility Room

8'1" x 5'6" (2.467 x 1.687)

Two glazed windows to the side elevation. Tiled floor.

Stairs to First Floor

Bedroom One

12'2" x 10'8" (3.714 x 3.271)

Glazed bay window to the front elevation. Radiator.

Bedroom Two

12'1" x 10'8" (3.708 x 3.252)

Double glazed window to the rear elevation. Fitted wardrobe.

Bedroom Three

8'8" x 5'9" (2.653 x 1.767)

Double glazed window to the front elevation. Loft access.

Dressing Room/Bedroom Four

12'1" x 5'6" (3.707 x 1.677)

Double glazed window to the rear elevation. Wall mounted central heating boiler.



Bathroom

Modesty double glazed window to the rear elevation. Walk in shower enclosure with mains fed shower as fitted. Wall hung wash hand basin. Low level W.C. Radiator. Complementary tiling.



Externally

Externally there is a neat walled front garden and to the the rear, there is a surprisingly spacious enclosed garden which provides a lovely space for relaxing and entertaining during the warmer months. There is also a useful brick built W.C. Gated access to the rear alley.

Council Tax

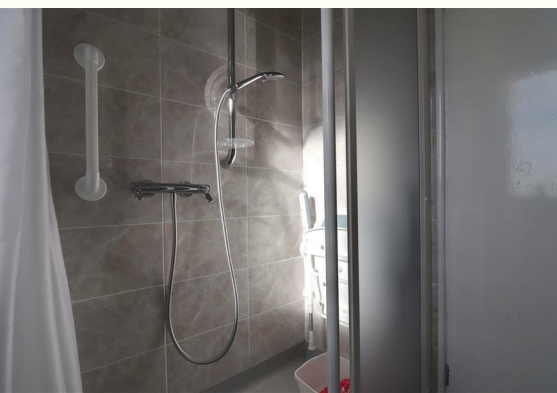
Band B.

Tenure

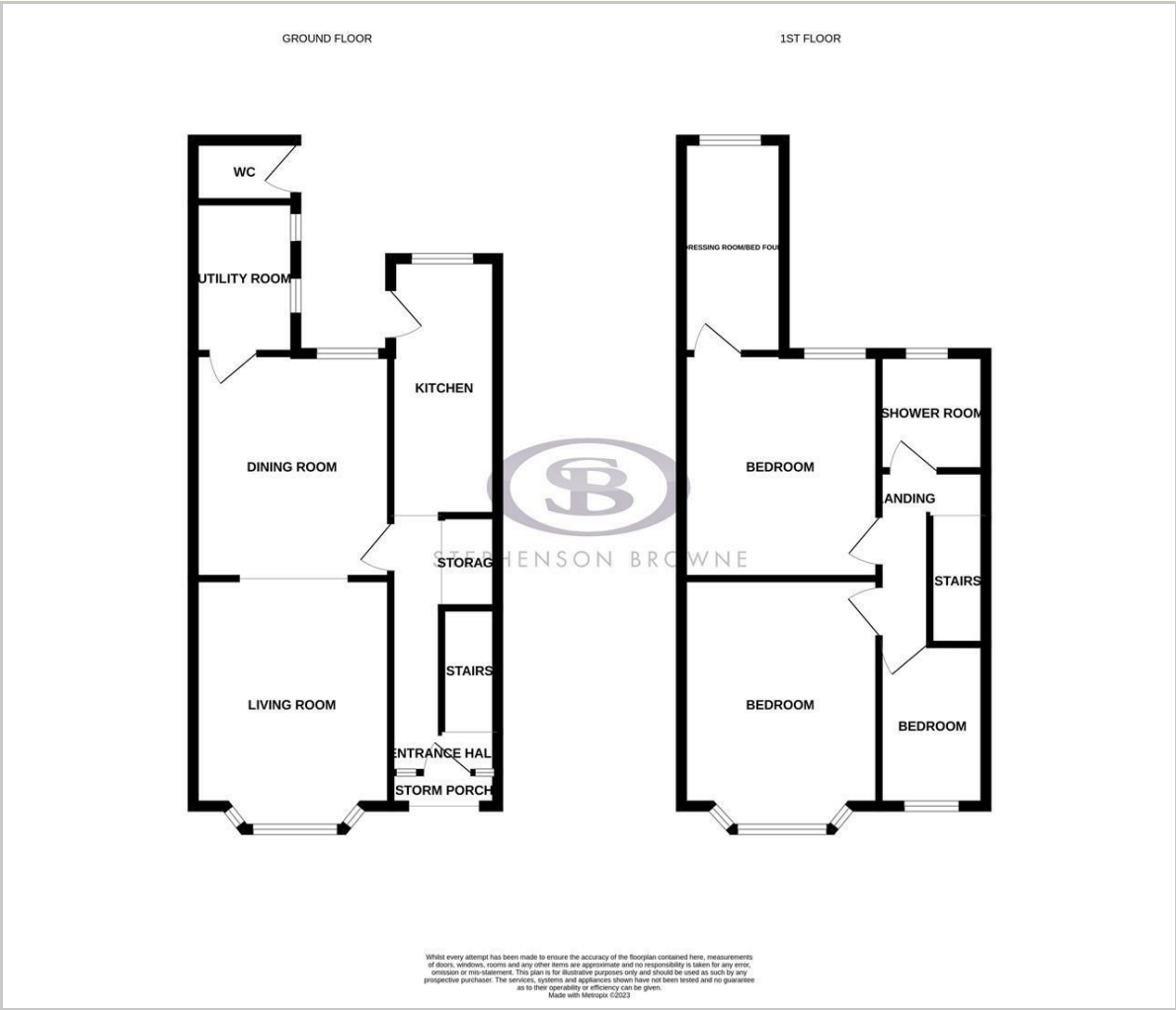
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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



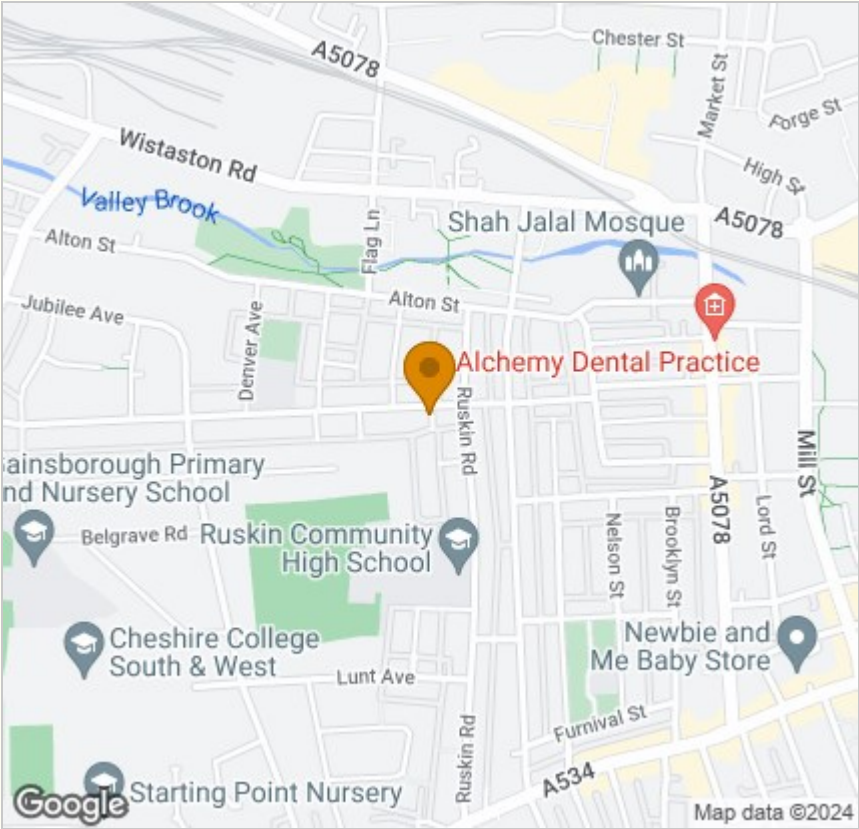
Floor Plan



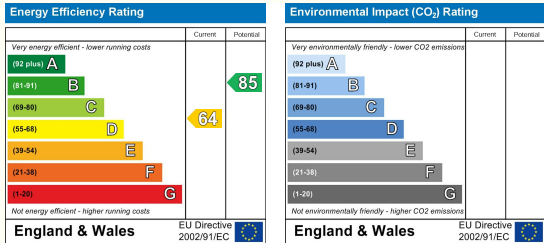
Viewing

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



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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