



15 Franklyn Avenue
CW2 7NF
Asking Price £220,000



3



2



1



STEPHENSON BROWNE

Stephenson Browne are delighted to market this RECENTLY RENOVATED three bedroom, bay fronted semi detached home. The property has undergone a program of refurbishment such as NEW BOILER, RE-WIRED, RE-PLASTERED AND RE-DECORATED THROUGHOUT. This lovely family home is approached through a spacious entrance hall with original flooring and has a downstairs cloakroom, open plan lounge diner and a refitted modern kitchen. The first floor has a RE-FITTED BATHROOM, and three generous bedrooms. Externally, there is driveway parking for two cars with a large rear garden and a detached garage.

The property is located within a much sought after and extremely popular area set within walking distance of highly regarded schools and local shops for day to day needs. Call us today to secure your viewing!

Entrance Hall

Under stair storage cupboard.

Living Room

11'4" x 10'3" (3.46m x 3.13m)
Front aspect bay window.

Dining Room

11'5" x 11'8" (3.50m x 3.57m)
Sliding doors to the garden.

Kitchen

8'3" x 14'6" (2.52m x 4.43m)

Having a range of wall, base and drawer units with worktops over, incorporating a stainless steel sink, oven with electric hob and extractor hood and space and plumbing for a washer and dryer/dishwasher. There is a side and rear aspect window with a door to the rear garden.





WC

Low level WC. Pedestal wash basin. Side aspect window.

Landing

Loft access with pull down ladder, fully boarded for additional storage. Front and side aspect window.

Bedroom One

11'5" x 11'8" (3.50m x 3.57m)
Rear aspect window.

Bedroom Two

11'5" x 10'3" (3.48m x 3.13m)
Front aspect window.

Bedroom Three

8'3" x 8'10" (2.54m x 2.70m)
Rear aspect window.

Bathroom

Bath with shower over. Low level WC. Vanity unit basin. Side aspect window. Part tiled walls.

Externally

Gravelled driveway providing off road parking for two cars. Generous rear garden with patio area, lawn, and a detached brick garage. Outside tap.

Garage

Power and light.

Council Tax

Band C

Tenure

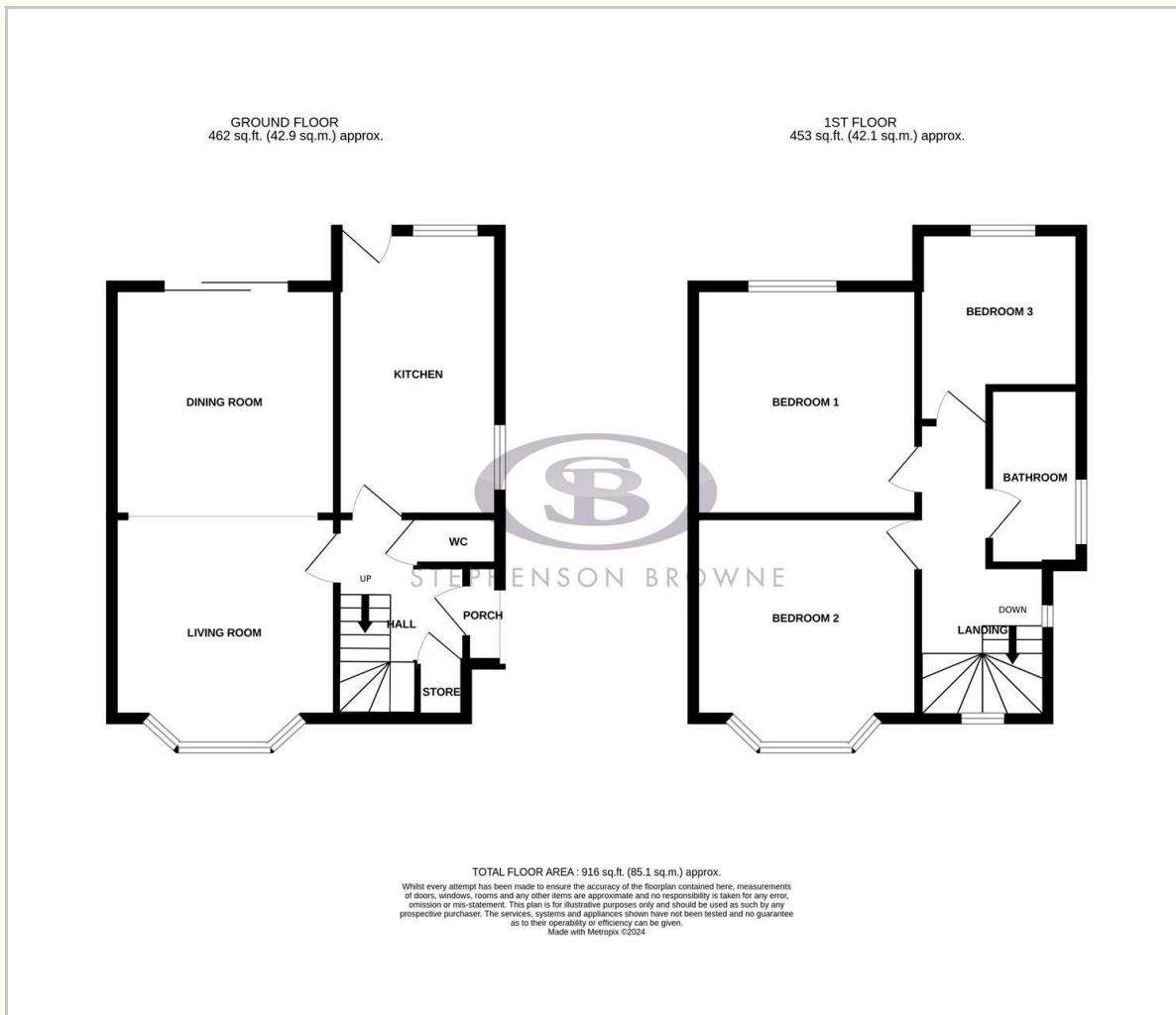
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

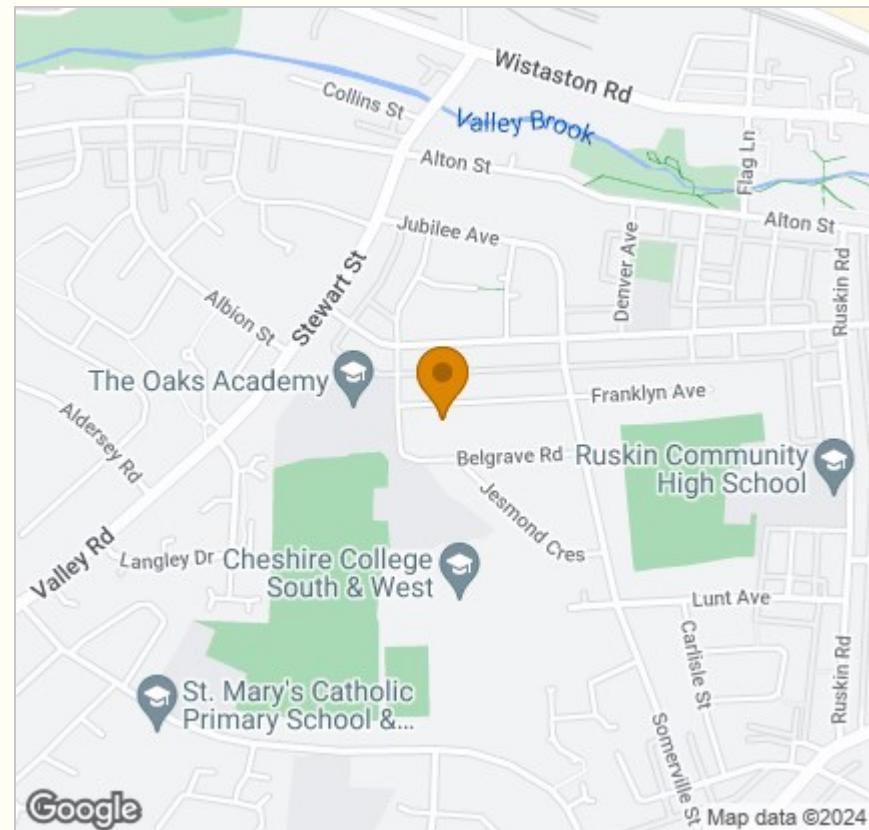
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



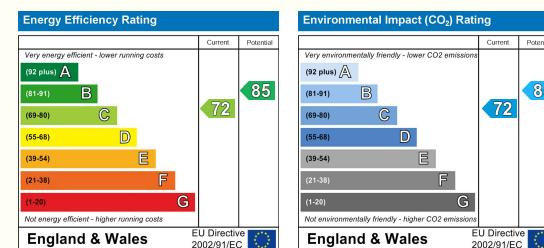
Area Map



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.

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 item; (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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk