



**1 Buckley Avenue**

CW2 8GL

**Asking Price £245,000**



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STEPHENSON BROWNE





# 1 Buckley Avenue

- Immaculately Presented
- Spacious Lounge
- Ground Floor Cloakroom
- Ideal Family Home
- Double Glazing & Gas Central Heating
- Lovely Fitted Kitchen Diner
- Three Bedrooms Master With En-Suite Facility
- Popular & Sought After Location
- Invaluable Off Road Parking
- Viewing Highly Recommended

**\*\*NO CHAIN\*\*** View today, it's sure to gain a lot of interest and will certainly go quick, immaculately presented, built by Bellway to the fabulous Bluebell design this home located on the ever popular Kingfisher Reach development is sure to impress. Suitable for all ages we recommend that you take an early viewing to fully appreciate all that this home has to offer, you will not be disappointed, you will love it as soon as you walk through the door. There is a welcoming reception hall with cloakroom off, the lounge is a great size and the stunning kitchen diner is a room to be proud of with delightful fitted units, space for a table and both a large window and French doors allowing light to floor in whilst giving direct access to the garden, bringing the outside in, providing a wonderful entertaining and social area to be enjoyed by all the family and of course relatives and friends. Now to the upstairs, there is a master bedroom with en-suite facility and two further double bedroom, the accommodation is completed by the family bathroom. Externally there are gardens to the front, side and rear, the rear of which is enclosed and features a flagged patio and lawn, a great outdoor area that can be enjoyed all year round.



## Entrance Hall

Entrance door. Radiator. Wooden style flooring. Stairs leading to the first floor.

## Cloakroom

Double glazed window. Wooden style flooring. Suite comprising a low level W.C. Wash hand basin. Radiator. Complementary tiling.

## Lounge

12'0" x 11'11" (3.673m x 3.633m)  
Double glazed window. TV point. Radiator. Access to under stairs storage.

## Kitchen Diner

16'8" x 9'0" (5.086m x 2.744)  
Double glazed window. Double glazed French doors opening onto the garden. Lovely range of fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Built in five ring gas hob with electric oven and grill. Extractor hood. Complementary tiling to walls and tiled floor. Plumbing for a washing machine. Concealed fridge freezer.

## Stairs to First Floor

Turning staircase with access to loft space. Radiator.

## Bedroom One

12'5" x 9'11" (3.791m x 3.028m)  
Double glazed window. Radiator.

## En-Suite Shower Room

Modesty double glazed window. Radiator. Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

## Bedroom Two

8'10" x 8'10" (2.716m x 2.698m)  
Double glazed window. Radiator.

## Bedroom Three

8'10" x 7'6" (2.700m x 2.300m)  
Double glazed window. Radiator.







#### **Bathroom**

Modesty double glazed window. Full suite comprising a panel bath. Pedestal wash hand basin. Low level W.C. Complementary tiling.

#### **Externally**

The property occupies a prime corner position with gardens to the front, side and rear. There is a driveway providing invaluable off road parking. To the rear the garden is enclosed and features a flagged patio and lawn.

#### **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

#### **Land Registry**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

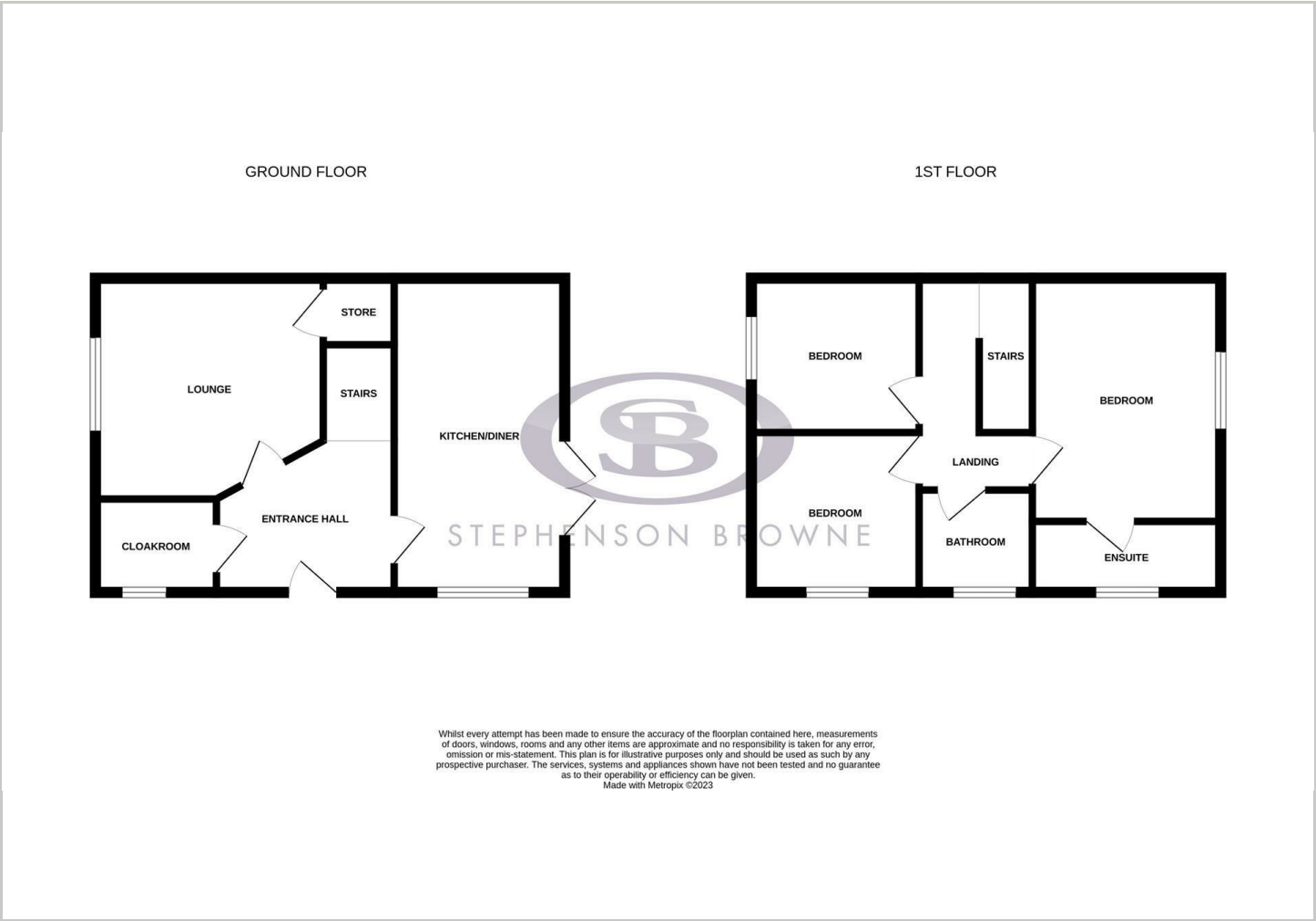
#### **Directions**

From the agents office turn left along Nantwich Road and take the third right hand turning into Dane Bank Avenue. Follow to the end and turn left into Valley Road. After approximately 400 yards turn right at the mini roundabout into Wistaston Green Road. Continue for some distance going over the small bridge and upon reaching the new development on the right turn right into Buckley Avenue and the property is located on the left hand side clearly identified by our 'For Sale' sign.





Floor Plans



Viewing

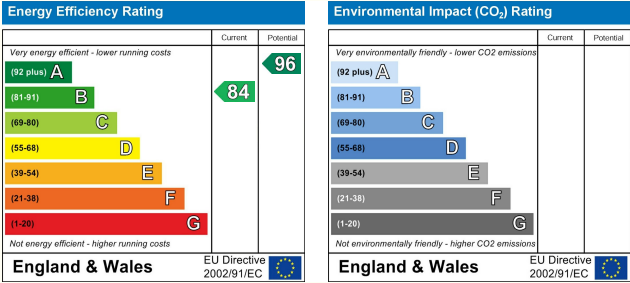
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph



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