



Jinks Aston

FOR SALE



30 Smallbrook Walk, Crewe, Cheshire, CW2 6LX

£110,000

NO CHAIN INVOLVED

A 2 Bed mid terrace property benefiting from Combination boiler supplied gas central heating and PVC double glazing. The accommodation comprises of: Entrance hall, lounge, kitchen/diner, ground floor W.C. and walk in pantry. To the first floor we have two bedrooms with built in wardrobes and family bathroom. Externally we have lawn rear garden.

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The property is approached

Having a PVC panel main entrance door with opaque leading glazed inset panel which gives access to the entrance hall.

Entrance Hall

3'11" x 4'3"

Having staircase and hand rail ascending off to the first floor, panel radiator, smoke detector to the ceiling and white wood panel door gives access to the lounge.

Lounge

12' x 11'10"

Having large PVC double glazed window with two top opening lights to the front elevation, panel radiator, wood laid laminate flooring, T.V. point and white wood panel door gives access to the kitchen/diner.

Kitchen/Diner

11'2" x 9'4"

Having a range of fitted wall and base with storage draws and roll edge work surfaces incorporating a stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and beneath work top fridge and freezer, space and plumbing for gas cooker, kitchen being partially tiled in a white ceramic tile, panel radiator, PVC double glazed window with two top opening lights to the rear elevation, tiled flooring and white wood panel door gives access to the rear hall.

Rear hall

2'11" x 6'9"

Tiled flooring, PVC opaque glazed door gives access to the rear external of the property and three white wood panel doors give access to the ground floor W.C. and pantry.

Ground floor W.C.

3' x 5'11"

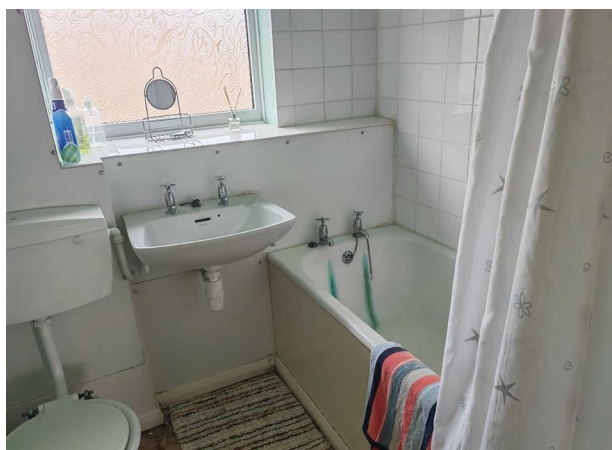
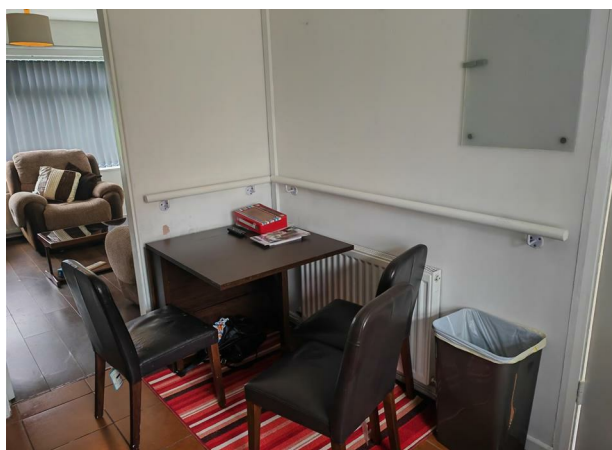
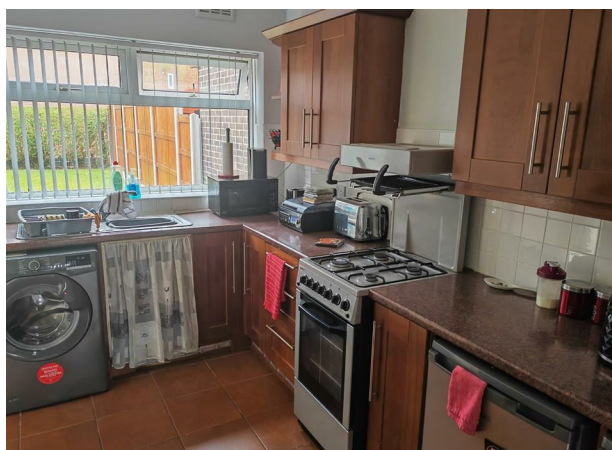
Having white low level W.C. radiator, PVC opaque double glazed opening window with top opening light to the rear elevation, tile flooring.

Pantry

8' x 6'5"

Being L shaped and measured to widest points.

Housing the gas and electric meters having shelving and tile flooring.



Landing

Having three white wood panel doors giving access of to all rooms. built in double storage cupboard and loft access and smoke detector to the ceiling.

Bedroom 1

12'11" x 10'4"

Having a large PVC double glazed window with two top opening lights to the front elevation, panel radiator and a large over stair bulk head wardrobe measuring 3'4" x 5'1" having a double storage cupboard above.

Bedroom 2

9'5" x 10'4"

PVC double glazed window with side opening light to the rear elevation, panel radiator and a built in double wardrobe measuring 2'4" x 6'

Bathroom

6'5" x 5'1"

Having a white three piece suite comprising of low level W.C. wall mounted wash hand basin and panel bath having a Triton electric shower over, bathroom being partially tiled in a white ceramic tile, panel radiator and PVC opaque window to the rear elevation.

Externally

Immediately to the rear elevation we have a flagged patio area with path ascending to the foot of the garden where there is a personal access gate, the remainder of the garden is laid to lawn with low maintenance boarder set to one side, external sensor light, boundary fences being concrete gravel board post and wood panel and privit hedge.

Directions

From our office on Nantwich Road proceed in the direction of Crewe Railway Station upon reaching the 2nd set of traffic light turn right onto South Street this becomes Gresty Road, proceed and take the sixth turning right into Davenport Avenue after a short distance park near the Hinton Road bus stop and there is a pathway pointing to Smallbrook Walk

Services

All main services (not tested).

Tenure

The tenure of the property is understood to be freehold (this should be verified prior to commitment)

Council Tax Band A





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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