



# Jinks Aston

## FOR SALE





### 3 Ambuscade Close, Crewe, Cheshire, CW1 4AN

**£105,000**

A two double bed roomed mid mews property. Conveniently located within walking distance of town centre amenities and overlooking a recreational park. The property benefits from gas central heating. PVC double glazing and comprises of: Open plan Kitchen/Diner. Double doors into Lounge set to the rear with electric fire and surround. Two bedrooms to the first floor. Bathroom having white three piece suite with electric shower over bath. Allocated parking space set to the front of the property and also parking for one set to the rear. Parking area for residents only.

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## Accommodation

The property is approached having a covered canopy and paved front forecourt and walled boundary. Main front door being a modern Georgian style wood effect steel panelled main entrance door with opaque double glazed top panels which gives access into the main Kitchen/Diner.

## Kitchen/Diner

15'x 10'6"

(including staircase)

Having a range of white wall, base and storage drawer kitchen units. Roll edge work surfaces. Having a single stainless steel sink and drainer inset with mixer tap. Integrated electric oven. Four ring gas hob and extractor hood and light canopy above. Walls being partially tiled. Space and plumbing for washing machine. Sufficient space for tall upright fridge freezer. PVC double glazed window to the front elevation. Wall mounted Glow Worm gas central heating boiler. Large radiator. Ample space for breakfast table and chairs. Wood stained balustrade and handrail staircase ascending off to first floor. Double opening wood effect panelled door give access into the Lounge.

## Lounge

12'8"x 10'6"

Period style wood finished fire surround with composite marble inset and matching hearth in which is set a electric fire. Large single panelled radiator. T.V. Aerial point. Double opening PVC double glazed french doors give access out to the patio garden.

## Landing

9'5"x 6'

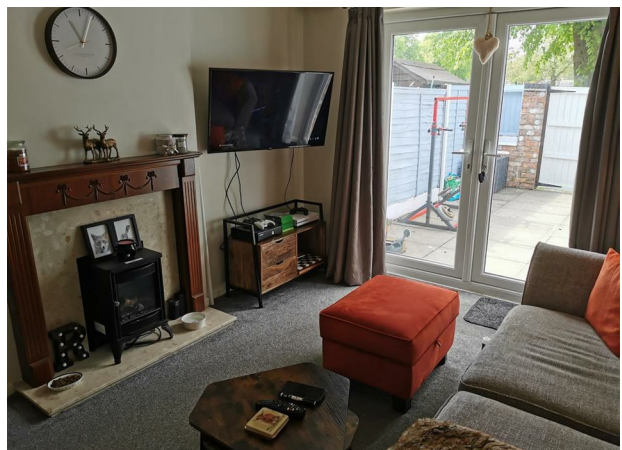
(including staircase)

Having a balustrade and handrail surround to the staircase top. Loft access to ceiling. Three white wood effect panelled doors giving access off to all rooms. Further door giving access to the slatted shelved airing cupboard housing the lagged hot water tank and immersion heater switch.

## Bedroom 1

10'6"x 9'9"

Nicely proportioned double bedroom. Excellent decorative order. Single panelled radiator. Large PVC double glazed window to the rear elevation. Ample space for wardrobe and bedroom furniture. Having a lovely outlook over the rear patio and playing field behind.



## Bedroom 2

10'6"x 7'7"

Nicely proportioned second double bedroom. Ample space for wardrobe and bedroom furniture. Single panelled radiator. PVC double glazed window to the front elevation. Good decorative order..

## Bathroom

9'5"x 4'1"

Having a white three piece suite. Comprising of low level WC, pedestal wash hand basin. Panelled bath. Having a wall mounted electric shower above. Walls being partially tiled extending to ceiling height with white ceramic tile. Wall mounted tall towel rail/radiator. Extractor fan to ceiling.

## Externally

To the rear of the property we have a low maintenance enclosed patio garden, dimensions being approximately 18ft in length. Having part concrete, gravel board post and panelled fence boundaries. Single personal gate set to the foot of the garden. Garden laid to paviour flag.

To the front we have parking space and also to the rear of the property we have a further bayed parking space.

## Directions

From our office on Nantwich Road proceed in the direction of Crewe railway station, passing through the first set of traffic lights. At the second set of traffic lights proceed across and upon reaching the round about take the second turning onto Macon Way. Proceed to the mini roundabout and take the first turning left and at the Grand Junction retail park roundabout take the third exit right onto Queen Street and the immediate first turning right onto Hall O Shaw Street Continue, this leads into Richmond Road, The road to Ambusdace Close is immediately after the park on the edge of the park.

## Tenure

The tenure of the property is understood to be freehold. This should be verified prior to commitment.

## Services

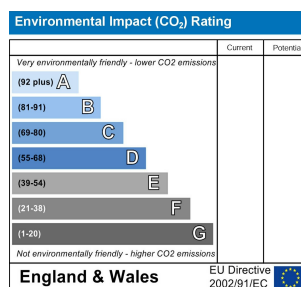
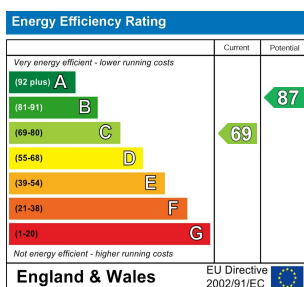
All main services (not tested)





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