



Jinks Aston

FOR SALE



17 Cheltenham Crescent, Crewe, Cheshire, CW1 3SZ

£169,995

NO CHAIN INVOLVED

An extended 2 bed detached bungalow in a sought after residential location benefiting from PVC double glazing, combination boiler supplied gas central heating. The accommodation comprises of L shaped Entrance Hall, Extended through Lounge/Diner, 2 Bedrooms, Modern Shower Room and Kitchen. Externally we have off road parking to the front for 5 Vehicles and a single garage and rear low maintenance garden.

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The Accommodation

The property is approached having a PVC double glazed door with double glazed side panel this gives access into the entrance porch which in turn gives access to the main front door which is PVC double glazed.

Entrance Hall

13' x 8'4"

Being L Shaped & Measured to widest points. Having laminate laid flooring, panel radiator, doors giving access off to all rooms, loft access and smoke detector to the ceiling, double opening cupboard housing the electric meter and fuses.



Lounge/Diner

21'9" x 11'7"

Being of excellent proportions set to the lounge area we have a living flame gas fire with marble effect hearth and surround, panel radiator, TV and telephone points, PVC double glazed window with two top opening lights to the front elevation, dimmer switch to the main light and open access to the dining area which has wood laid laminate flooring, panel radiator, PVC double glazed window with centre opening light set to the front elevation.



Shower Room

6'10" x 6'8"

Having a modern white three piece suite comprising of: low level W.C., pedestal wash hand basin and tiled shower cubicle with chrome shower attachment bathroom being fully tiled in a modern stone effect ceramic tile, wall mounted chrome towel rail combined radiator, wall mounted extractor fan, PVC double glazed opaque window to the side elevation.



Bedroom 1

10'3" x 9'7"

Having PVC double glazed window with side opening light to the rear elevation, panel radiator, telephone plug point a nicely proportioned master bedroom.

Bedroom 2

9'7" x 9'3"

PVC double glazed window with top opening light set to the side elevation, panel radiator and having built in wardrobes comprising of: two doubles with storage cupboards above and centre set vanity mirror.



Kitchen

11'3" x 9'11"

Having a range of fitted wall and base units with storage draws incorporating a sink and drainer with mixer tap, Integrated Beko electric oven, four ring gas hob with extractor and light above, kitchen being partially tiled, space and plumbing for washing machine and slim line dishwasher, two PVC double glazed windows with side opening lights one set to the rear and one to the side elevations, panel radiator, wood laid laminate flooring TV point. The kitchen also houses the Baxi combination gas central heating boiler. PVC double glazed door gives access to the external side and rear of the property.

Externally

To the front we have ample off road parking for approximately 5 vehicles with single concrete sectional garage, low block wall to the front, single wrought iron gate gives access to the side of the property and in turn to the rear garden.

Immediately to the rear we have a flag laid patio with timber garden storage shed, external water tap. the remainder of the garden is laid to stone for easy maintenance with flag laid path ascending to the foot of the garden. Boundary fences being concrete gravel board post and wood panel and privet hedge.

Directions

From our office on Nantwich Road proceed immediately straight across into Ruskin Road at the end turn left into Alton Street, first right into Flag Lane at the traffic light crossroad junction proceed straight across over the bridge, this leads onto Hightown at the second set of traffic lights proceed straight across onto Broad Street. At the next set of traffic lights, again proceed straight across and take the fifth turning left into McLaren Street, then take the third turning right into Cheltenham Crescent where the property will be located on the right hand side, identified by our for sale board.

Tenure

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

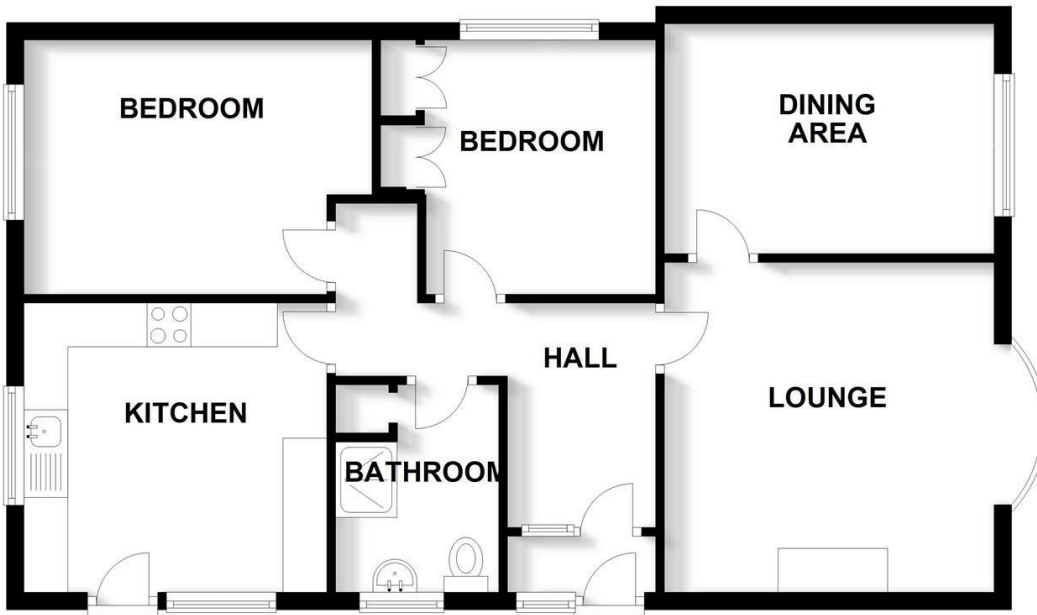
Services

All main services available.





GROUND FLOOR APPROX. 757.5 SQ. FEET



TOTAL AREA: APPROX. 757.5 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

