



## **24 Cormorant Close, Crewe, Cheshire, CW1 5LN**

**£149,995**

### **NO CHAIN INVOLVED**

A 3 Bed semi detached dormer located in a sought after residential area and benefiting from Combination supplied gas central heating & PVC Double Glazing. The accommodation comprises of: Reception hall, lounge, kitchen/diner, conservatory. To the first floor we have three bedrooms and bathroom. Externally we have rear garden and ample off road parking.

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## The accommodation comprises

The property is approached having a PVC panel main entrance door with opaque glazed inset panel this gives access to the reception hall.

### Reception hall

3'8" x 3'6"

Having a white wood panel door giving access to the lounge and double opening cupboard housing the gas and electric meters.

### Lounge

14'8" x 16'

Measured to widest points.

Having a PVC double glazed bat window to the front elevation with top and bottom opening lights, double panel radiator, T.V. and telephone plug points, wall mounted radiant gas fire, stair case and hand rail ascending off to the first floor, wall mounted central heating thermostat and control and white wood panel door gives access to the kitchen/diner

### Kitchen/Diner

8'2" x 14'7"

Having a range of fitted wall land base units with roll edge work surfaces incorporating a stainless steel sink and drainer, space for cooker, two PVC double glazed windows with top opening lights to the rear elevation double panel radiator set to the dining end, under stairs storage cupboard and PVC double glazed door gives access into the conservatory.

### Conservatory

8'3" x 6'6"

Being of block construction having PVC double glazed units with two top opening lights, PVC double glazed door gives access to the rear garden.

### Landing

Having balustrade gallery landing top, PVC double glazed window with top opening light to the side elevation, four wood panel doors give access of to all rooms, loft access and smoke detector to the ceiling.

### Bedroom 1

13'11" x 8'7"

PVC double glazed window with side opening lights to the front elevation, telephone plug point, double panel radiator a good sized main bedroom.



## Bedroom 2

8'4" x 10'2"

PVC double glazed window to the rear elevation with side and top opening lights, double panel radiator.

## Bedroom 3

5'10" x 10'

Measured to widest point including stair bulk head cupboard.

PVC double glazed window with side opening light to the front elevation, panel radiator and over stair bulk head cupboard housing the Worcester gas combination boiler.

## Bathroom

6'1" x 5'11"

Having a three piece suite comprising of: low level W.C. pedestal wash hand basin and panel bath, bathroom being partially tiled, PVC opaque double glazed window with top opening light to the rear elevation, panel radiator.

## Externally

To the rear we have a flagged patio immediately to the rear of the property with timber garden storage shed, the remainder of the garden is laid to lawn, boundary fences being concrete gravel board post and wood panel and conifer.

To the side we have a block paved drive ascending down the side of the property to the front providing ample off road parking.

To the front we have a further flagged parking area.

## Council Tax band B

## Directions

From our office on Nantwich Road proceed in the direction of Crewe Railway Station. Take the second exit left onto Macon Way. Proceed to the end and at the mini roundabout turn right onto Hungerford Road and take the fourth turning left into Coleridge Way. Take the fourth turning right into Lansdowne Road and then the second turning right into Cormorant Close where the property is located on the RH side identified by our FOR SALE BOARD.

## Services

All main services connected (not tested)

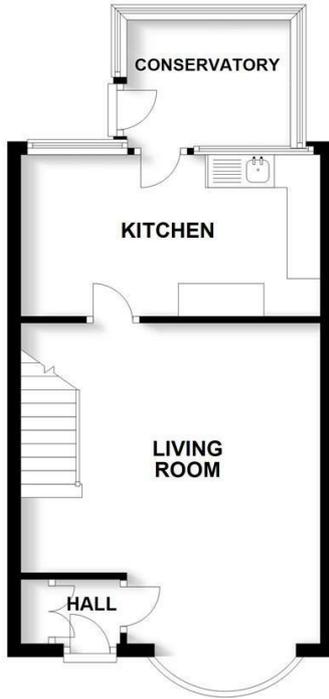
## Tenure

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

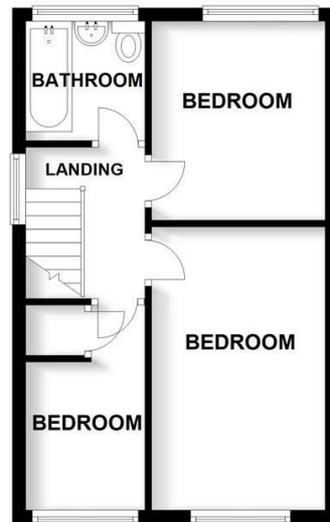




### GROUND FLOOR APPROX. 39.1 SQ. METRES (420.6 SQ. FEET)



### FIRST FLOOR APPROX. 33.6 SQ. METRES (362.0 SQ. FEET)



### TOTAL AREA: APPROX. 72.7 SQ. METRES (782.5 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

