



# Jinks Aston

# FOR SALE



## 119 Broad Street, Crewe, Cheshire, CW1 3UD

**£135,000**

### NO CHAIN INVOLVED

A 3 bed semi detached property located within easy access of Crewe Town Centre and Leighton Hospital and offering nicely proportioned accommodation throughout and benefiting from Combination supplied gas central heating and PVC double glazing. The accommodation comprises of: Entrance hall, through lounge/diner divided by double opening doors, kitchen and utility room with ground floor W.C. To the first floor we have three bedrooms and family bathroom. Externally we have a rear garden and off road parking to the front.

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## The accommodation comprises

The property is approached having a PVC panel main entrance door with opaque glazed top and side panels this gives access into the reception hall.

### Reception hall

16'5" x 5'11"

Having wood block flooring which needs replacing stair case and hand rail ascending off to the first floor, panel radiator, telephone point, wall mounted central heating timer switch two cupboards beneath the stair case and two wood panel doors giving access off to the kitchen and through lounge/diner.

### Rear reception room

11'2" x 13'9"

Having tile hearth and wood mantle piece, panel radiator, PVC double glazed French Doors giving access to the rear external of the property, wood panel door gives access to the utility room and glazed double doors give access to the front reception room.

### Front reception room

11'2" x 12'2"

Measurements exclude Bay Window.

Having PVC double glazed walk in bay window to the front elevation with two top opening lights, wood block flooring which needs replacing, panel radiator, T.V. lead two wall light points, Granite effect hearth and surround with wood stained mantle piece and cove surround to the ceiling.

### Utility Room

4'3" x 8'

Having space and plumbing for washing machine and tumble dryer, tiled flooring, PVC double glazed window to the side elevation, strip light to the ceiling and sliding door gives access to the Ground Floor W.C.

### Ground floor W.C.

2'8" x 4'3"

Having a two piece suite comprising of low level W.C. and wash hand basin with cupboard beneath, PVC opaque double glazed window to the side elevation.

### Kitchen

16'10" x 5'8"

Having a range of fitted wall and base units incorporating a stainless steel sink and drainer with mixer tap, space and plumbing for gas cooker with extractor hood and light above, panel radiator, two PVC double glazed windows on the the side and one to the rear elevation with top opening light, PVC double glazed door gives access to the external rear of the property.

### Landing

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



### **Bedroom 1**

10' x 12'2"

Measured into chimney breast recess.  
Having PVC double glazed window with top opening light to the front elevation and panel radiator.

### **Bedroom 2**

12'1" x 11'

Measured into chimney breast recess.  
PVC double glazed window with top opening light to the rear elevation, panel radiator and telephone plug point.

### **Bedroom 3**

7'7" x 7'1"

PVC double glazed window with top opening light to the front elevation and panel radiator.

### **Bathroom**

7'10" x 5'10"

Having a white shell design three piece suite comprising of low level W.C. pedestal wash hand basin and panel bath having chrome shower attachment, PVC opaque double glazed window with bottom opening light set to the rear elevation, panel radiator, tiled flooring and tiled walls, loft access to the ceiling and a built in storage cupboard.

### **Externally**

To the rear of the property we have a flag laid patio area giving access to the main lawn with raised borders set to the side, wildlife pond set to the foot of the garden, boundary fences being concrete gravel board post and wood panel, flag laid path ascends down the side of the property to a personal access gate giving access to the front of the property.

Externally to the front we have off road parking and gravel front garden.

### **Directions**

From our office on Nantwich Road proceed straight across onto Ruskin Road and proceed to the bottom then turn left onto Alton Street and take the first turning right onto Flag Lane, proceed to the traffic lights and continue straight across to the next set of lights, then proceed straight across onto Broad Street to the next set of traffic lights proceed through the lights and up the slight hill where the property will be located on the Right Hand side identified by our For Sale board.

### **Council Tax Band B**

### **Services**

All main services connected (not tested)

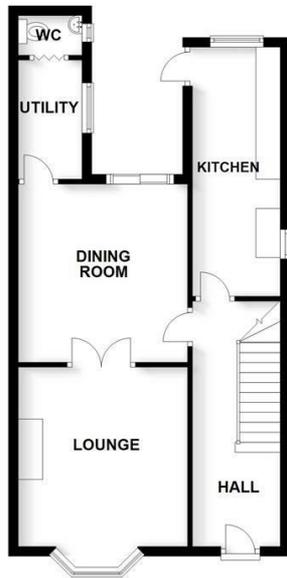
### **Tenure**

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

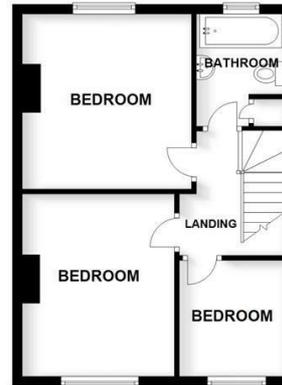




### GROUND FLOOR APPROX. 593.7 SQ. FEET



### FIRST FLOOR APPROX. 432.9 SQ. FEET



TOTAL AREA: APPROX. 1026.6 SQ. FEET

Plan produced by www.firstpropertieservices.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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	