



Jinks Aston

FOR SALE




94 Valley Road, Crewe, Cheshire, CW2 8LA

£375,000

NO CHAIN INVOLVED

A fully refurbished and extended 5 bed detached property located within close proximity to local schools and collage. The property benefits from New Combi GCH, New PVC Double Glazing, Re Wired, New Kitchen and Bathrooms plus carpets and decoration. The accommodation comprises of Entrance hall, front lounge, kitchen diner family room, utility room and ground floor shower room. To the first floor there are 4 good sized bedrooms master having en-suite, family bathroom and study/bedroom 5. Externally we have ample off road parking to the front and rear garden with fruit trees. Early Viewing Highly recommended.

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The accommodation comprises

The property is approached having a new double glazed front door with glazed side panels giving access into the reception hall.

Reception hall

19'7" x 6'

Having newly laid ceramic tiled flooring, three PVC double glazed windows to the side elevation, stair case and glazed hand rail ascend off to the first floor, down spot lights to the ceiling, smoke detector to the ceiling, two contemporary glazed doors giving access to the family kitchen dining room and front lounge.

Front lounge

11'3" x 12'10"

Measured into bay window and recess.

Having large PVC double glazed walk in bay window to the front elevation, newly laid carpets and decoration, panel radiator, two wall light point and chandelier to the centre of the room, high level T.V. Ariel point and telephone plug point.

Kitchen/diner/family room

25'1" x 17'5"

An impressive newly installed kitchen diner family room having high gloss ceramic tiled flooring which co ordinates with the reception hall having a beautiful range of fitted contemporary wall and base units with marble effect work surface and also having an island with stainless steel sink and drainer with mixer tap and integrated dishwasher, the kitchen also has integrated double Neff double oven, halogen hob with modern black high gloss extractor above, integrated fridge and freezer, set to the family room end we have an inglenook brick fire place with metal flu for a log burner, PVC double glazed windows set to either side of the chimney breast, down spot lights to the ceiling with three dark glass lights over the island all fitted with dimmer switch controls, bi-fold doors extend across the entire kitchen giving maximum light and access to the garden, glazed door gives access to the utility room.

Utility room

11'1" x 6'4"

Having newly laid ceramic tiled flooring, a range of fitted wall and base units and marble effect work surfaces which co-ordinate with the kitchen, stainless steel sink and drainer with mixer tap, wall mounted extractor fan, down spot lights to the ceiling and wood panel door gives access to the ground floor shower room.

Ground floor shower room

6'4" x 5'1"

Having a newly installed three piece suite comprising of low level W.C. corner set shower cubicle, wash hand basin set in a vanity unit, panel radiator, PVC double glazed opaque window set to the front elevation, newly laid ceramic tiled flooring, wall mounted extractor fan and down spot lights to the ceiling.

Landing

Having glazed balustrade landing top, newly laid carpets, PVC double glazed window to the side elevation, panel radiator, down spot lights and large loft access to the ceiling, and six wood doors give access off to all rooms.

Bedroom 1

12'1" x 13'6"

Having newly laid carpets, panel radiator, high level T.V. point for a wall mounted T.V. PVC double glazed window to the rear elevation, two wall light points, wood panel door gives access into the en suite shower room.



En suite shower room

4'4" x 8'2"

Having a three piece suite comprising of: low level W.C. and wash hand basin set in a vanity unit, double shower cubicle, down spot lights to the ceiling, panel radiator, PVC double glazed opaque window and bathroom being partially tiled in a brick design ceramic tile.

Bedroom 2

16'8" x 12'2"

Measured to widest points.

Having newly laid carpets ,panel radiator, high level T.V. point for a wall mounted T.V. PVC double glazed window to the rear elevation, two wall light points and centre shandelier.

Bedroom 3

8'3" x 11'4"

Having newly laid carpets , panel radiator, high level T.V. point for a wall mounted T.V. two PVC double glazed window to the side elevation,

Bedroom 4

11'4" x 11'

Having newly laid carpets ,panel radiator, high level T.V. point for a wall mounted T.V. PVC double glazed window to the front elevation, two wall light points and centre ceiling light.

Bedroom 5/Study

5'7" x 6'2"

Having newly laid carpets ,panel radiator, high level T.V. point for a wall mounted T.V. PVC double glazed window to the front elevation.

Family bathroom

7'6" x 5'6"

Having a newly installed three piece suite comprising of: low level W.C. and wash hand basin set in a vanity unit which co ordinates with the en suite shower room, P shaped bath having chrome rain fall shower over, bathroom being partially tiled in a grey brick design ceramic tile, chrome heated towel rail combined radiator, PVC double glazed window to the side elevation, wall mounted extractor and down spot lights to the ceiling.

Externally

To the front we have gravelled ample off road parking which extends around the sides of the property extending to the rear garden, paved path also wraps around the property, by the main front door we have two wall lights. To the rear we have a rear garden with York stone patio with two wall lights and numerous fruit trees. Boundaries being privet hedge.

Directions

From our office on Nantwich Road proceed in the direction of Nantwich and take the third turning on the right into Danebank Avenue and proceed past the collage and schools and upon reaching the T junction turn right onto Valley Road where the property is located immediately on the right hand side.

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.

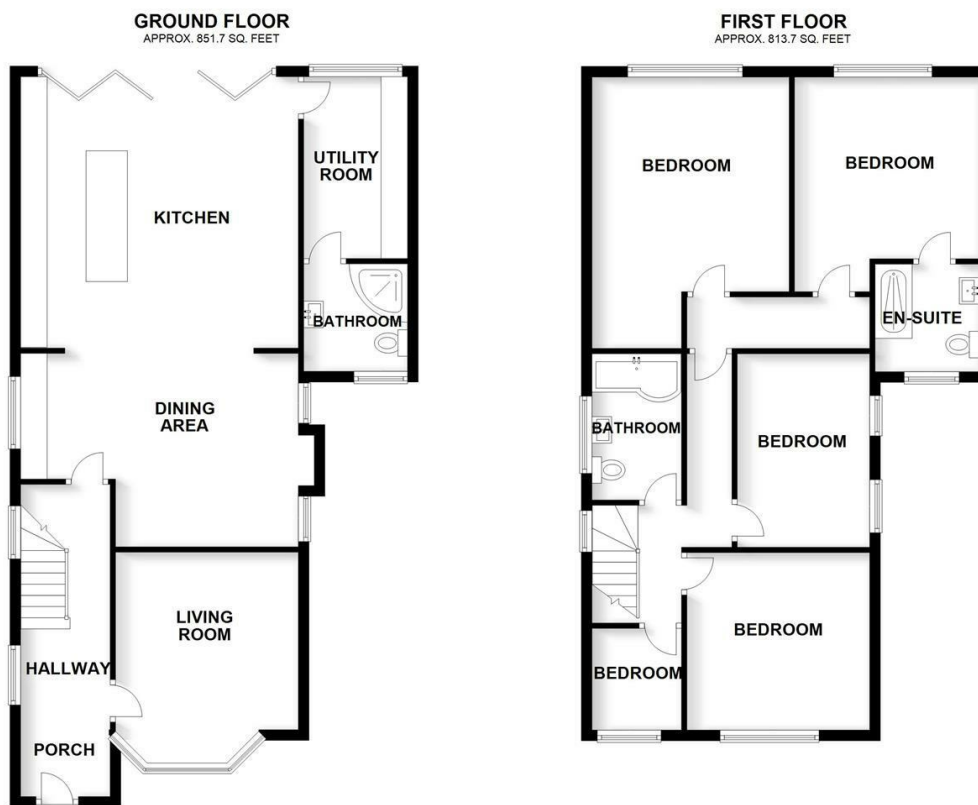
Council Tax Band C





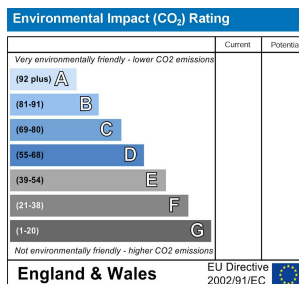
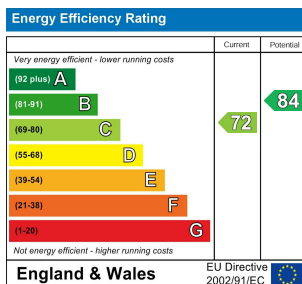
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TOTAL AREA: APPROX. 1665.3 SQ. FEET

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Plan produced using PlanUp.



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