



# Jinks Aston

# FOR SALE



## 22 Holbury Close, Crewe, Cheshire, CW1 3XU

**£79,995**

A ground floor one bedroom apartment, easy access for workers at Leighton Hospital. Electric storage heating and PVC double glazing. lounge/diner. Kitchen having a range of fitted units with integrated oven, halogen hob and extractor hood with concealed integrated fridge/freezer appliance. Separate bathroom. Substantial separate main bedroom. Brick outbuilding & parking space

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## The accommodation

The property is approached having a PVC panel main entrance door which gives access into the lounge.

### Lounge

15'5 x 9'1

Having wood laid laminate flooring, wall mounted electric fire, PVC double glazed window to the front elevation, T.V. and telephone points, two wood panel doors gives access to the bedroom and inner hall, further door gives access to a storage cupboard.

### Inner hall

Having two wood panel doors giving access to the kitchen and bathroom with built in cupboard housing the hot water tank.

### Kitchen

9'11" x 5'7"

Having a range of fitted wall and base units with roll edge worksurfaces having sink and drainer with mixer tap, integrated electric oven and hob with stainless steel sink and drainer with extractor fan, part blue tiled walls, PVC double glazed window to the front elevation.

### Bathroom

5'7" x 5'9"

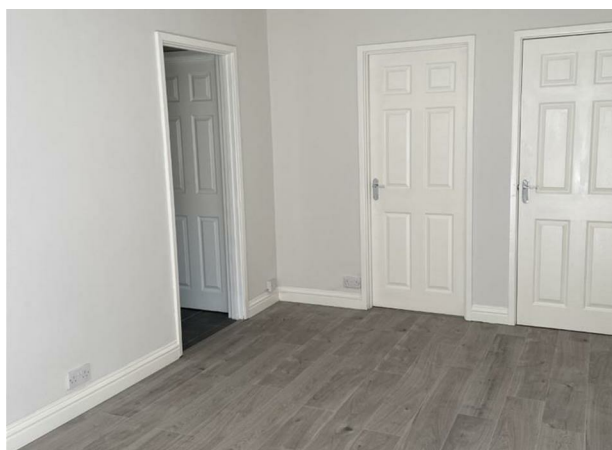
Having a white 3 piece suite comprising of: low level W.C. pedestal wash hand basin and panel bath having a Triton electric shower over, walls being fully tiled, towel rail combined radiator, PVC opaque double glazed window and wall mounted extractor fan.

### Bedroom

11'8" x 11'4"

Being L shaped and measured to widest point.

Having wood laid laminate flooring, wall mounted electric fire, PVC double glazed window to the rear elevation, T.V. point.



### **Externally**

We have lawn garden to both front and side of the property with external storage shed and off road parking.

### **Services**

All main services (not tested).

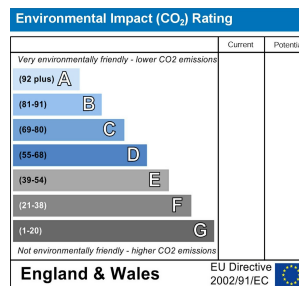
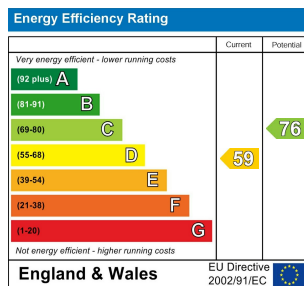
### **Tenure**

The tenure of the property is understood to be leasehold (this should be verified prior to commitment to purchase)


Ground rent, ( should be confirmed prior to commitment to purchase.) vendor has informed us that he pays £76 ever six months.

### **Council Tax A**





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