



***97 Lime Tree Avenue, Crewe, CW1 4HL***  
***£150,000 – No onward chain***

*Offered for sale with no onward chain, this three-bedroom mid-terraced home is ideal for a range of buyers. The ground floor features an inviting entrance hall, a lounge/diner, and a well-proportioned kitchen. Upstairs, you will find three bedrooms along with a family bathroom. Externally, the property benefits from a driveway providing off-road parking, while to the rear there is an enclosed garden complete with a useful storage.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, doors to the lounge and kitchen and stairs rise to the first floor.*

### *LOUNGE 12' 6" x 13' (3.81m x 3.96m)*

*With a double glazed window to the front elevation, wall mounted radiator, fire and surround and access to the dining room.*

### *DINING ROOM 11' 0" x 9' 0" (3.35m x 2.74m)*

*With a double glazed window to the rear elevation and wall mounted radiator, a door leads to the kitchen.*

### *KITCHEN 9' 5" x 10' 4" (2.87m x 3.15m)*

*With a double glazed window to the rear elevation and a door leads to the garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Wall mounted boiler, space and plumbing for washing machine and integrated oven and hob.*

### *LANDING*

*Loft access and doors to all rooms.*

### *BEDROOM ONE 12' 8" x 11' (3.86m x 3.35m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *BEDROOM TWO 10' 3" x 10' 9" (3.12m x 3.28m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BEDROOM THREE 7' 6" x 9' 8" (2.29m x 2.95m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

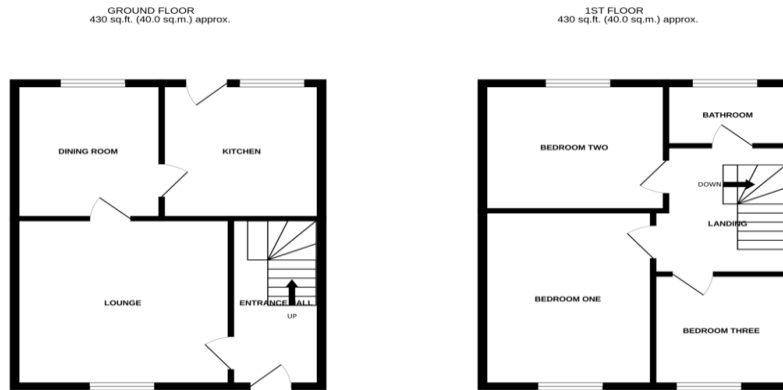
### *FAMILY BATHROOM*

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising hand wash basin and WC, panelled bath, part tiled walls, wall mounted radiator.*

### *EXTERNALLY*

*To the front of the property is a driveway providing off road parking, access to the rear. To the rear is laid to lawn with a useful storage shed.*





TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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