



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

*Offered for sale with no onward chain, this four-bedroom mid-terraced home is located in a popular residential area. The ground floor features an entrance hall, a lounge/diner, and a well-appointed kitchen. To the first floor are four bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking to the front, along with an enclosed rear garden complete with a storage shed. This property is expected to attract strong interest — call today to arrange your priority viewing.*

## **Accommodation**

### **ENTRANCE HALL**

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

### **LOUNGE 12' 7" x 12' 8" (3.84m x 3.86m)**

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

### **DINING ROOM 10' 5" x 9' (3.18m x 2.74m)**

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

### **KITCHEN**

*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 space for cooker.*

### **LANDING**

*Loft access and doors to all rooms.*

### **BEDROOM ONE 12' 4" x 13' 1" (3.76m x 3.99m)**

*With two double glazed windows to the front elevation and wall mounted radiator.*

### **BEDROOM TWO 13' 6" x 11' 5" (4.11m x 3.48m)**

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

### **BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.31m)**

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

### **BEDROOM FOUR 10' 4" x 6' 6" (3.15m x 1.98m)**

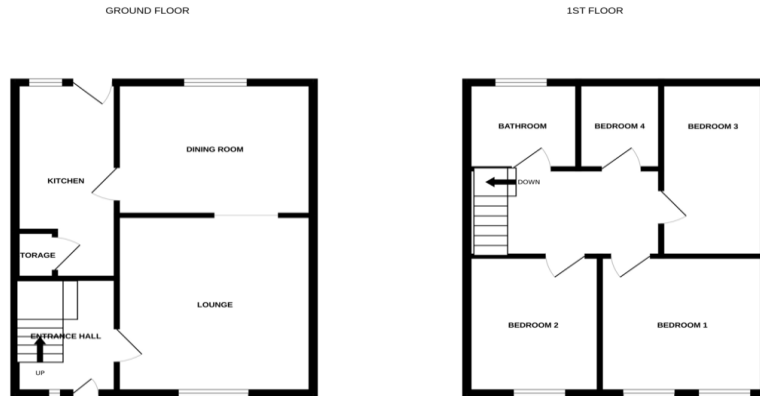
*With a double glazed window to the rear elevation and wall mounted radiator.*

### **FAMILY BATHROOM**

*With double glazed opaque windows to the rear elevations. Fitted with a suite comprising hand wash basin and WC, panelled bath with shower over, part tiled walls, wall mounted radiator and cupboard providing storage.*

**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.*





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given. Made with Metagix C0225

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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