

### **35 Marley Avenue, Crewe, CW1 3SN**

**£210,000**

*If you're looking for a beautifully presented and extended semi-detached bungalow, ideally located close to local amenities, look no further. This stunning home truly has it all. The accommodation begins with an inviting entrance hall, leading to a bright and welcoming lounge overlooking the rear garden. The kitchen diner provides a fantastic space for entertaining, complemented by two well-proportioned bedrooms and a modern shower room. Externally, the property continues to impress with ample off-road parking and a low-maintenance rear garden featuring a wooden pergola—perfect for outdoor dining and relaxation. A detached garage with an inspection pit adds further appeal, particularly for car enthusiasts.*

*This highly desirable home is sure to attract strong interest, so call today to arrange your priority viewing.*

## Accommodation

### **ENTRANCE HALL**

Accessed via the entrance door with glazed opaque panels to the side elevation. Doors lead to all rooms, a cupboard provides useful storage, laminate flooring and feature vertical double column radiator, loft access with pull down loft ladder that leads to the part boarded loft with lighting and houses the combi boiler.

### **LOUNGE 14' 4" x 12' 2" (4.37m x 3.71m)**

A cosy lounge, with double glazed French doors with side glass panels which lead to the feature decked area and rear garden, bringing the outside in. Feature inset decorative fire, feature wall mounted Panasonic air conditioning unit providing both heating and cooling, feature vertical double column radiator, acoustic panelling and laminate flooring.

### **KITCHEN/DINER 10' 9" x 20' 4" (3.28m x 6.2m)**

This superb room truly forms the hub of the home. Flooded with natural light from double glazed windows to the side and rear elevations, the space is further enhanced by double-glazed French doors opening onto a feature decked area and the rear garden-ideal for indoor-outdoor living. The kitchen offers ample storage and is fitted with a comprehensive range of base and wall units, complemented by Corian work surfaces incorporating a one-and-a-half bowl sink unit with mixer tap. A full suite of integrated appliances includes an eye-level Bosch oven and microwave, a Bosch pyrolytic double oven with warming drawer, six-ring gas hob with extractor hood, under-counter fridge and freezer, washing machine, and tumble dryer, Bosch dishwasher, everything you could require. Finished with inset spot lighting, durable laminate flooring, and a striking vertical double column radiator, this exceptional space is both practical and stylish.

### **BEDROOM ONE 15' 9" x 9' 9" (4.8m x 2.97m)**

A well proportioned and comfortable bedroom featuring a double glazed bay window to the front elevation, allowing plenty of natural light. The room benefits from a single panelled curved radiator and a wall mounted Panasonic air conditioning unit providing both heating and cooling. Finished with laminate flooring and a double wardrobe offering excellent hanging and storage space.

### **BEDROOM TWO 13' 3" x 10' 5" (4.04m x 3.18m)**

A good sized second bedroom with a double glazed window to the front elevation, feature double column radiator and laminate flooring.

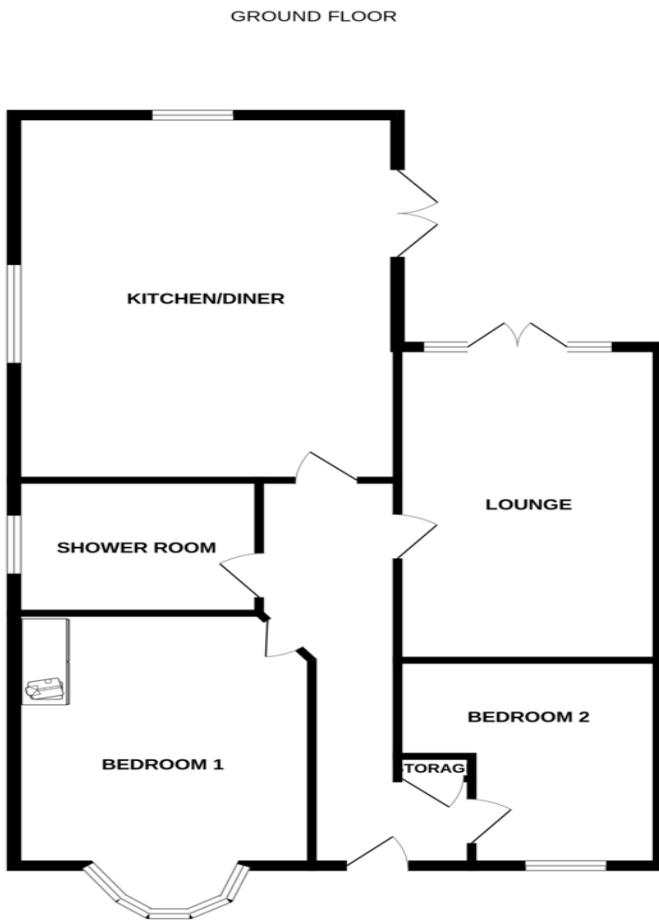
### **SHOWER ROOM**

This stylish shower room is fitted with a contemporary suite comprising a wall-hung WC and hand wash basin, together with a sleek shower cubicle featuring a rainfall shower. Finished with elegant part tiled walls, a feature double column radiator, and an opaque double-glazed window to the side elevation.

### **EXTERNALLY**

Externally, the property continues to impress. To the front is a block paved driveway providing ample off-road parking, complemented by double gates, external power point, and attractive raised planters. The private rear garden is ideal for entertaining, featuring a stylish decked area, low-maintenance artificial lawn with decked borders, and a wooden pergola with power points, perfect for alfresco dining and outdoor gatherings. Further benefits include a detached garage equipped with power, lighting, and an inspection pit. Electric 'Rolux' Remote Controlled Roller Shutter Door.





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