



2 Capenhurst Avenue

, Crewe, CW2 8NN

£175,000



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Summary

Welcome to this beautiful two bedroom semi-detached property in Crewe. Situated on an excellent size plot with shingled and paved gardens, this home offers ease of maintenance and extensive parking to the front. Perfect for first time buyers or buy-to-let investors, the spacious accommodation includes an entrance hall, good size lounge through dining room, and a modern fitted kitchen.

Upstairs, you will find two double bedrooms and a family bathroom, all benefiting from gas fired central heating and double glazing for added comfort.

Crewe is a vibrant town known for its large railway engineering site at the Crewe Works and the prestigious Bentley motor car factory. With a number of business parks in the vicinity and close proximity to M6 Junction 16, Crewe offers excellent transport links and infrastructure. Additionally, Crewe railway station serves as a major interchange station on the West Coast Main line, making commuting a breeze. For air travel, Manchester Airport is just a short distance away.

This property is ideal for first time buyers looking for a spacious home with the potential to extend (subject to planning). The accommodation includes a porch, hallway, fitted kitchen, lounge with feature fireplace, adjoining dining area, and a modern bathroom with shower over bath. Outside, you'll find low maintenance gardens, an imprinted concrete driveway, and a brick outhouse with WC.

With gas central heating and freehold tenure, this semi-detached property is not to be missed. Don't hesitate to schedule a viewing today!

Wistaston, Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore. Wistaston, a serene enclave, finds itself nestled in the bosom of Crewe, a prestigious railway town steeped in rich history. Discover the renowned Crewe Works, once a bastion of railway engineering and now a center for Bentley motor car production. History buffs will delight in the town's ties to the iconic Rolls-Royce brand.

Crewe's strategic location favors commuters with its easy access to bustling cities, including London, Liverpool, and Manchester. Whether it be for work or pleasure, the possibilities are boundless. Sports

enthusiasts will revel in nearby golf clubs and various recreational facilities, ensuring active lifestyles are fully catered for.

Crewe is also home to some fantastic sporting clubs allowing the whole family to enjoy everyday living along with many restaurants and shops that are also within easy reach!

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Porch

6'3" x 1'10" (1.93 x 0.58)

Entrance Hallway

11'1" x 6'9" (3.40 x 2.06)

Step through the porch and into the entrance hallway, you will be greeted by stylish laminate flooring, neutral decoration, and convenient under stair storage.

Lounge / Diner

22'6" x 11'3" (6.87 x 3.45)

Dual aspect open plan lounge & dining room. Currently used as a children's play area, this versatile space provides endless possibilities for relaxation and entertainment. The feature gas fireplace with mantle surround creates a cozy focal point, perfect for those chilly evenings. The neutral decoration throughout gives a modern and inviting feel, allowing for personal touches to be added with ease.

Kitchen

9'11" x 8'7" (3.03 x 2.62)

fitted kitchen complete with a generous number of wall and base units, a freestanding oven, tiled flooring, and tiled walls. The big window allows an abundance of natural light to flood the space, creating a bright and airy atmosphere. Additionally, the rear door leads to a beautifully landscaped garden, perfect for enjoying al fresco dining or relaxing in the sunshine.

Tel: 07778 908724

Storage

4'11" x 2'6" (1.52 x 0.77)

Under stair storage for shoes & coats.

First Floor

Landing

13'10" x 7'0" (4.24 x 2.15)

Bedroom One

12'5" x 11'3" (3.81 x 3.45)

Spacious double bedroom overlooking the front elevation. The neutral decoration lends a modern touch to the room, with enclaves either side of the chimney breast providing the perfect opportunity for fitted wardrobes without encroaching on the space.

Bedroom Two

11'3" x 9'8" (3.45 x 2.97)

Double bedroom overlooking the tranquil rear elevation. The room is neutrally decorated, providing a blank canvas for your personal touch.

Family Bathroom

7'0" x 5'9" (2.15 x 1.77)

Beautiful family bathroom with a rainfall shower over the bath, low level WC, and sink basin. The neutral tiles adorning the walls perfectly complement the laminate flooring, creating a modern and inviting space for you and your loved ones.

Externally

Driveway Parking

Large driveway, providing ample parking space adorned with decorative stones for added curb appeal.

Front & Rear Garden

Externally, the property benefits from a beautifully landscaped garden, complete with an eye-catching imprinted concrete driveway for convenient off-road parking. Additionally, a brick outhouse currently being used as the utility room with a WC offers added convenience for residents and guests.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating: C

Possession

Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



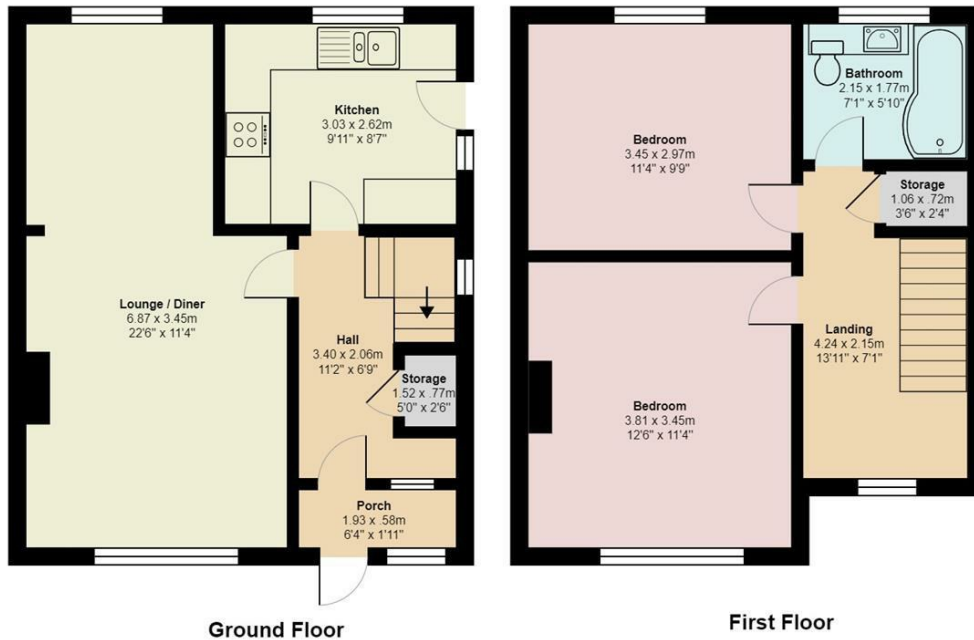
Hybrid Map



Terrain Map



Floor Plan

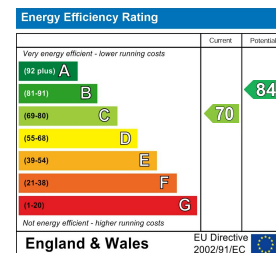


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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