



2 Vine Tree Avenue

CW2 5BS

Offers Over £280,000



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STEPHENSON BROWNE

Huge CORNER PLOT! A beautifully presented, spaciouly proportioned and very well located semi-detached home. Occupying an amazing corner plot with wrap-around gardens and ample driveway parking, this excellent home is sure to suit a whole range of lifestyles.

The home opens with a generous entrance hallway with stairs rising to the first floor and a door through to the kitchen. Modern fitted kitchen with a range of wall and base units with a breakfast bar area. Spaciouly proportioned, dual aspect living room diner, the perfect space to relax and unwind! The home also benefits from a further reception room at the rear of the home, perfect for use a home office, sitting room or play room. Separate utility room and downstairs WC.

To the upstairs, there are three very well proportioned bedrooms, two of which are generous double rooms with ample space for double beds and wardrobes. Further single bedroom, and a modern three piece family bathroom with shower over the bath.

To the outside, the home sits within an excellent plot, providing beautifully landscaped gardens to all sides, with driveway parking for multiple vehicles, a detached single garage and a fully enclosed rear garden.



Entrance Hallway

9'8" x 6'10"

Kitchen

11'2" x 11'1"

Living Room Diner

21'6" x 12'0"

Porch

5'8" x 2'11"

Reception Room

10'0" x 9'1"

Utility Room

10'5" x 9'0"

Downstairs WC

7'0" x 2'8"

Landing

13'3" x 3'7"

Bedroom One

12'0" x 11'3"

Bedroom Two

12'0" x 9'11"

Bedroom Three

10'0" x 7'9"

Bathroom

6'11" x 5'10"

Council Tax

Band B

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

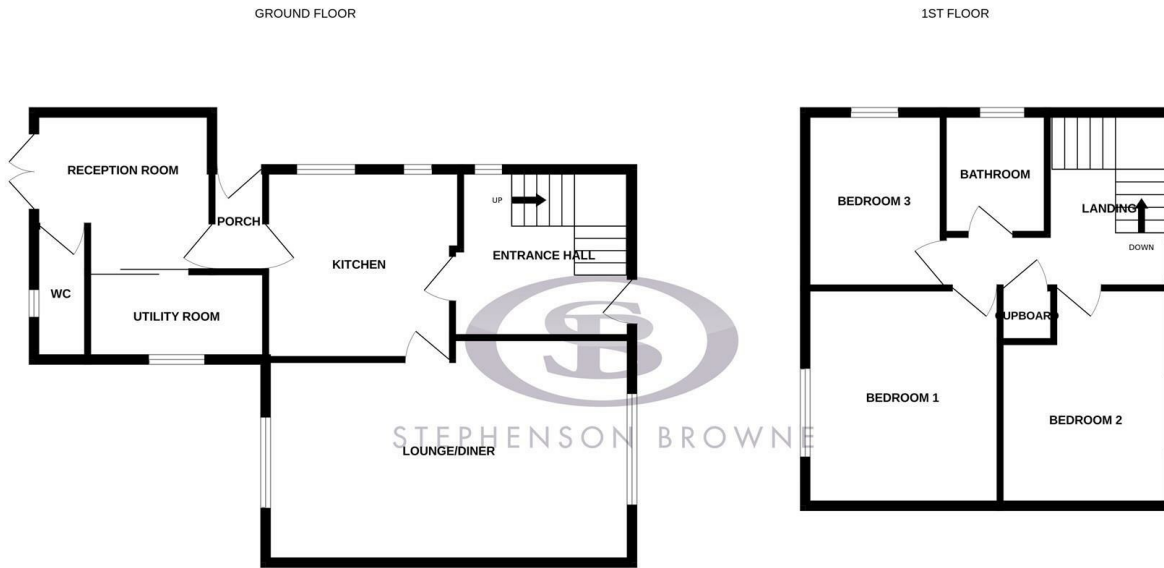


- Huge Corner Plot
- Semi-Detached House
- Three Spacious Bedrooms
- Dual Aspect Lounge Diner
- Modern Fitted Kitchen
- Downstairs WC and Separate Utility Room
- Ample Driveway Parking
- Detached Single Garage
- Well Presented Gardens
- Popular Shavington Village Location





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.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Crewe office on 01270 252545 if you would like to arrange a viewing appointment or require any further information.

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