



**11 Ryebank Avenue**

CW1 3SW

**£170,000**



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STEPHENSON BROWNE

Welcome to Ryebank Avenue, Crewe - a charming semi-detached bungalow that offers a tranquil retreat in a peaceful location. This delightful property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it a perfect home for a small family or those looking to downsize.

One of the standout features of this true bungalow is its private rear garden, providing a serene outdoor space for relaxation or entertaining guests. With ample parking available for several vehicles, you'll never have to worry about finding a spot for your car.

This wonderful property offers a peaceful escape from the hustle and bustle of everyday life, whilst being close to amenities, bus routes and schools, in addition to Leighton Hospital and Bentley Motors. Whether you're enjoying a quiet morning coffee in the garden or unwinding in one of the reception rooms, this home exudes a sense of calm and serenity.

Furthermore, the potential to add value to this property presents an exciting opportunity for those looking to put their own stamp on their home. Whether it's a modern renovation or a cosy revamp, the possibilities are endless. Ryebank Avenue also has a recently upgraded electric system.

Don't miss out on the chance to make this charming bungalow your own - schedule a viewing today and discover the potential that Ryebank Avenue has to offer.

### Entrance Hall

### Master Bedroom

7'10" x 13'1" (2.4m x 4m)

Fitted wardrobes.





**Bedroom Two**  
8'10" x 10'2" (2.7m x 3.1m)

**Bedroom Three**  
8'10" x 7'10" (2.7m x 2.4m)

**Bathroom**  
7'10" x 5'10" (2.4m x 1.8m)  
Storage cupboard housing boiler.

**Living Room**  
12'1" x 14'1" (3.7m x 4.3m)

**Sitting Room/Dining Room**  
10'9" x 9'6" (3.3m x 2.9m)

**Kitchen**  
8'10" x 6'10" (2.7m x 2.1m)  
Storage cupboard off.

**Externally**  
Front garden with lawn. Paved driveway offering invaluable off-road parking. Rear garden has mixture of paved and grass areas. Detached single garage.

**Land Registry**  
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

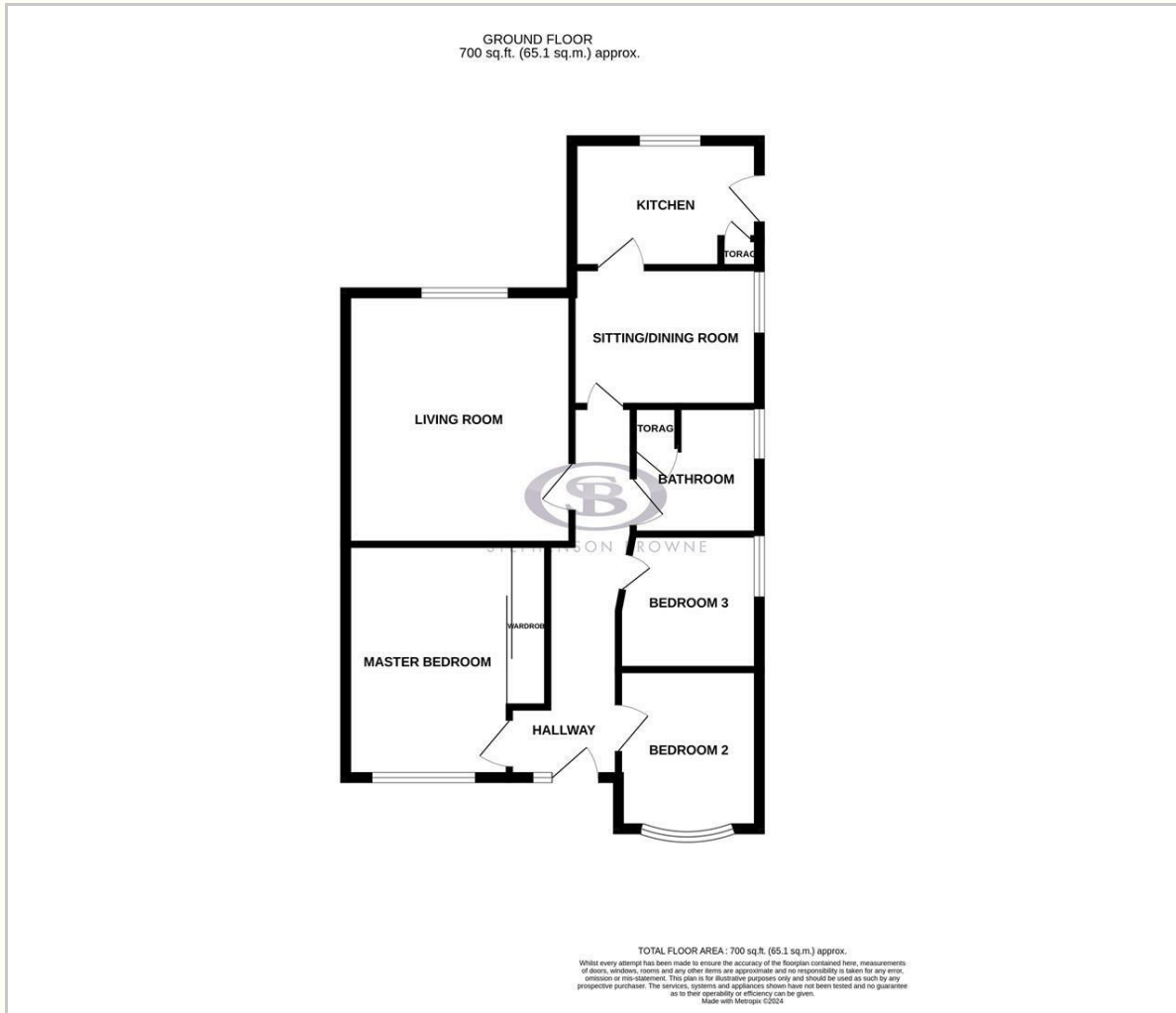
**Council Tax**  
Band B.

**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.



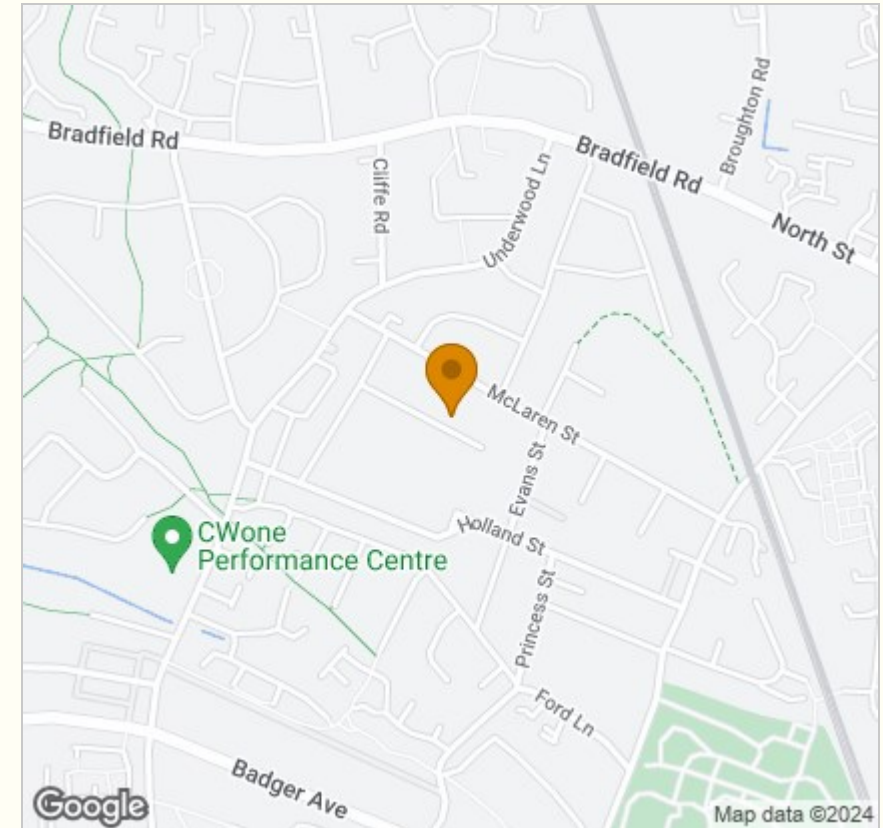
## Floor Plan



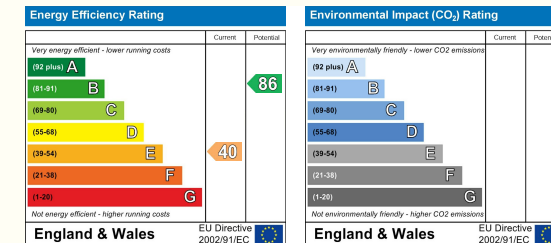
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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