



91 Primrose Avenue

CW1 5QA

£190,000



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STEPHENSON BROWNE

Stephenson Browne are delighted to bring to the market this lovely property which sits nestled within a quiet residential area, boasting gardens to the front and rear along with a driveway providing ample off road parking.

Upon entering, you're welcomed into a practical entrance hall which gives access to the good size lounge perfect for entertaining guests or simply relaxing with your loved ones, brand new fitted kitchen to include a built in oven and hob, dining room/ground floor bedroom and good size modern bathroom.

To the first floor there are two double bedrooms making this an extremely versatile property as rooms could be utilised to suit individual needs.

Externally there is an enclosed rear garden which will provide a lovely space to sit out and enjoy the warmer months as well as a detached garage.

Haslington is a well regarded village and offers good schools, an array of local shops and an abundance of amenities all within walking distance, alongside several woodland walks allowing you to take an evening stroll after a hectic day!

Call our office to secure your viewing, don't miss out ring us today, whether you're looking to settle down in a new home or seeking a lucrative investment opportunity, this house on Primrose Avenue is sure to capture your heart.

Entrance Hall

6'10" x 3'11" maximum (2.090m x 1.197m maximum)

Stairs leading to the first floor bedrooms.

Lounge

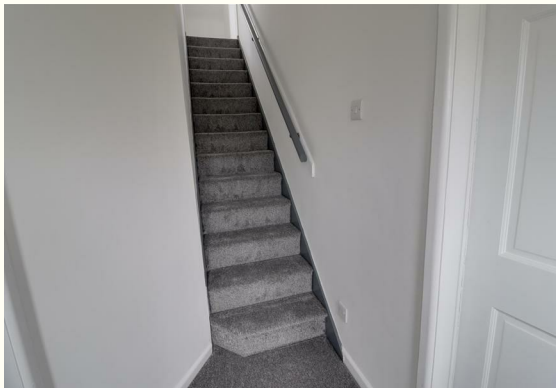
15'6" x 10'10" (4.726m x 3.308m)

Brand new carpets and wall mounted fire, space for a dining table if required.

Fitted Kitchen

10'10" x 8'10" (3.313m x 2.700m)

Brand new fitted kitchen with built in oven, hob and extractor.





Dining Room/Bedroom Three

12'9" x 9'3" (3.911m x 2.826m)

Double doors opening to kitchen, versatile room could be utilised as a ground floor bedroom if required.

Ground Floor Bathroom

Modern bathroom with complementary tiling.

Stairs to First Floor

Giving access to both double bedrooms.

Bedroom One

14'2" x 10'10" (4.320m x 3.312m)

Double glazed window. New carpets.

Bedroom Two

14'4" x 6'4" (4.374m x 1.946m)

Double glazed window. New carpets.

Externally

The property stands within mature gardens with a large block paved driveway providing ample off road parking. There is a gate to the side with further parking beyond leading to the garage.

Garage

Up and over door.

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.

Council Tax

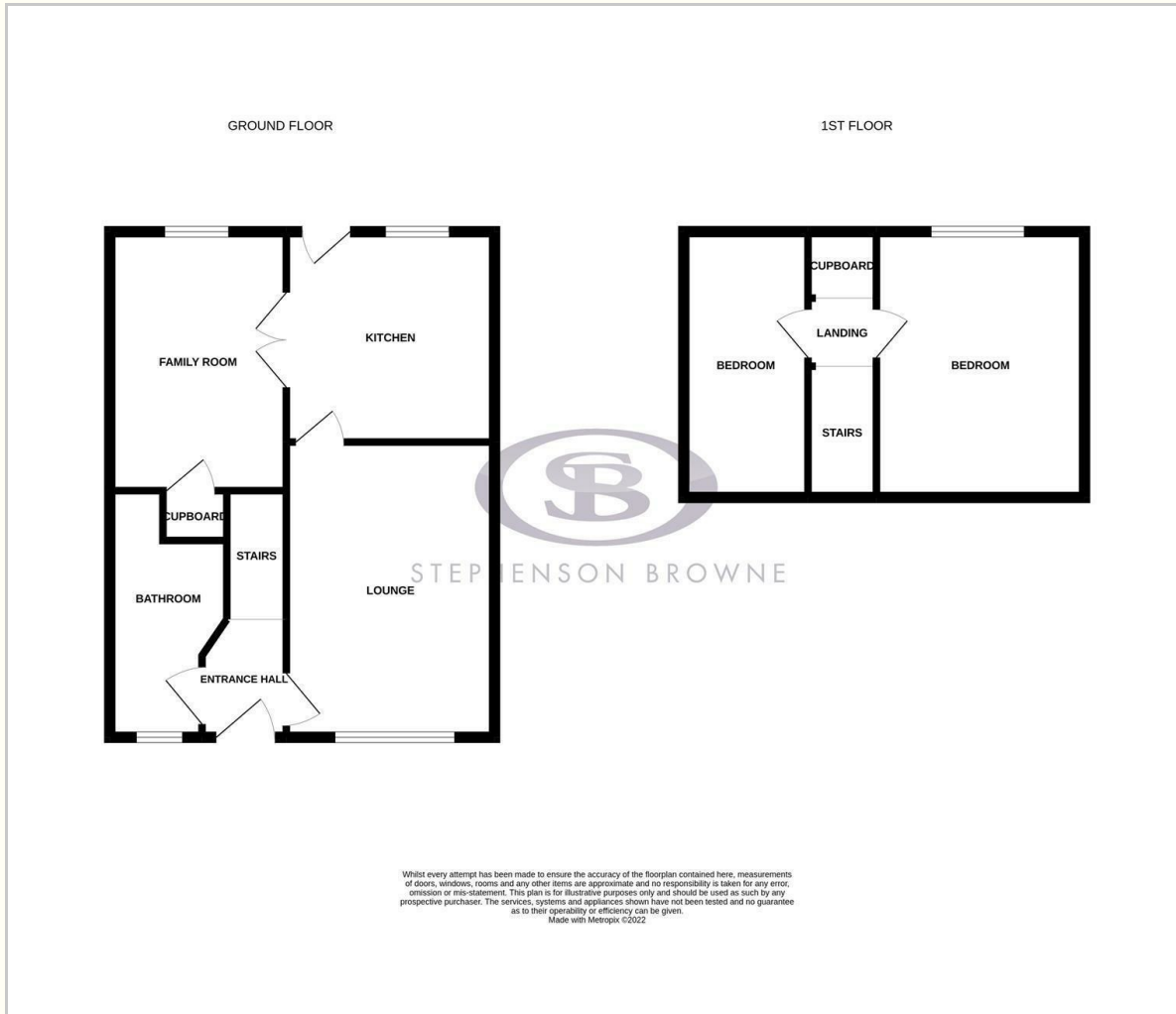
Band B

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.



Floor Plan



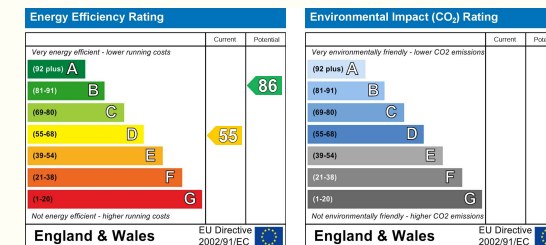
Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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