



**27 Aysgarth Avenue**

CW1 4QE

**£280,000**



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STEPHENSON BROWNE



This splendid detached house offers a perfect blend of comfort and modern living. With four bedrooms, the principal bedroom having a lovely en-suite facility.

The property is ideal for families seeking ample space to grow and thrive. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

Beautifully presented and sure to impress this home is perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to create a warm and inviting atmosphere throughout.

There is a welcoming entrance, a great size lounge, separate dining room and good size conservatory. The fitted kitchen offers ample storage and there is a good size utility and cloakroom. The accommodation also features a family bathroom, ground floor cloakroom and en-suite making morning routines a breeze, accommodating the needs of a busy household with ease.

The surrounding area is delightful with lovely woodland walks and convenient amenities, making it an excellent choice for those looking to settle in a welcoming neighbourhood. Whether you are drawn to the local parks, schools, or shops, everything you need is within easy reach.

This property presents a wonderful opportunity for a family home that combines space, comfort, and a desirable location.

Do not miss the chance to make this delightful house your new home.

**Entrance Hall**







**Lounge**  
14'7" x 12'10" (4.455m x 3.930m)

**Dining Room**  
9'11" x 6'7" (3.030m x 2.013m)

**Conservatory**  
12'1" x 8'5" (3.708m x 2.582m)

**Kitchen**  
9'7" x 8'10" (2.946m x 2.693m)

**Cloakroom**

**Utility Room**  
9'10" x 6'2" (3.013m x 1.884m)

**Stairs to First Floor**

**Bedroom One**  
12'8" x 9'6" (3.869m x 2.901m)

**En-Suite Shower Room**

**Bedroom Two**  
12'0" x 9'0" (3.664m x 2.768m)

**Bedroom Three**  
9'11" x 8'10" (3.033m x 2.704m)

**Bedroom Four**  
9'2" reducing to 6'8" x 6'8" (2.799m reducing to 2.042m x 2.040m)

**Bathroom**

**Externally**

**Integral Garage**

**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.

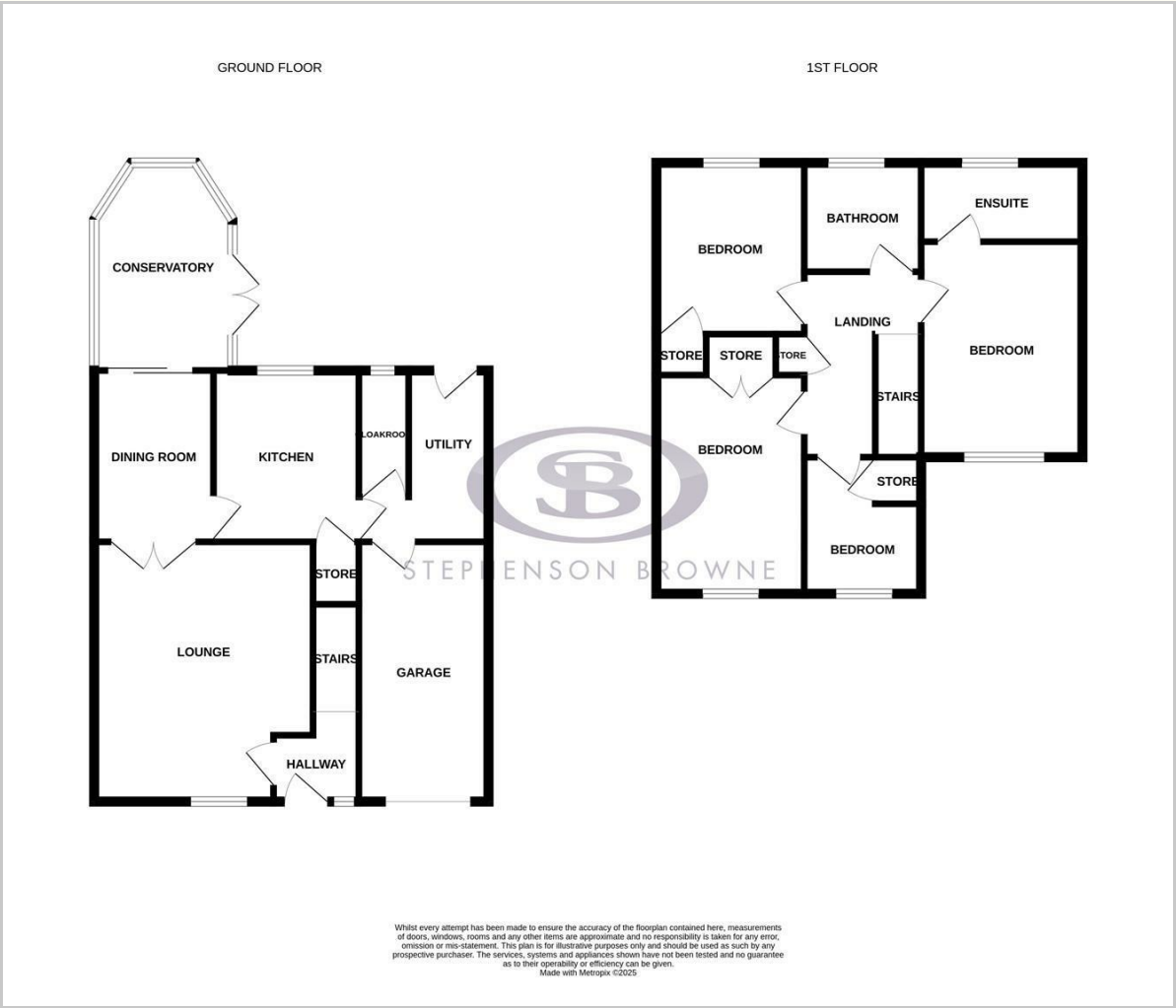
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For a FREE valuation please call or e-mail and we will be happy to assist.

**Council Tax**  
Band C



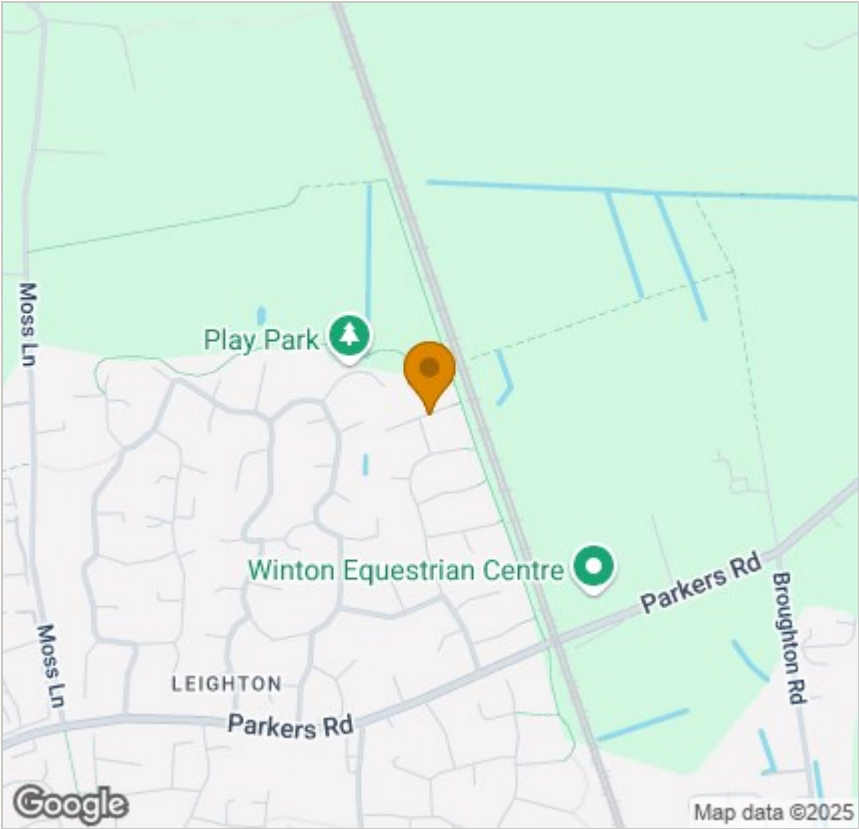
Floor Plan



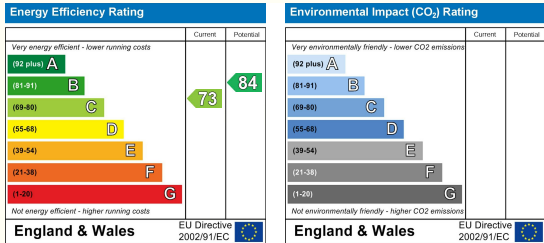
Viewing

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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