



**9 Rolls Avenue**

CW1 3GE

**£300,000**



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STEPHENSON BROWNE





# 9 Rolls Avenue

- Five Bedrooms
- Integral Garage
- Enclosed Rear Garden
- Utility Room
- No Chain
- Detached Property
- En-Suite and Dressing Room to Principal Bedroom
- Close To Bentley And Leighton Hospital
- Spacious Kitchen/Diner
- Viewing Highly Recommended

Stephenson Browne are thrilled to take instructions to market this impressive CHAIN FREE five bedroom detached home on Rolls Avenue. This fantastically proportioned property offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, including a principal suite complete with an en-suite shower room and a dressing room, this property is ideal for families seeking both privacy and convenience.

This home boasts two well appointed reception rooms, providing ample space for relaxation and entertaining. The spacious kitchen/diner is a highlight, designed to be the heart of the home, where family meals and gatherings can be enjoyed. Additionally, the property features a utility room, enhancing practicality for everyday living.

With three bathrooms in total, including two en-suites, morning routines will be a breeze for the entire family. The integral garage offers secure parking for one vehicle, while the driveway accommodates an additional car, ensuring that parking is never a concern.

The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues. Located conveniently close to Bentley and Leighton Hospital, this property is well-situated for those who may work in these areas or require easy access to local amenities.

Offered with no chain, this family home is ready for you to move in and make it your own. Seldom do houses as well configured as this come to market. Don't miss out. Call us today for more information.

£300,000



## Entrance Hall

Lounge 11'5" x 10'1" (3.483m x 3.098m )

Kitchen/Dining Room 24'0" x 8'9" (7.318m x 2.671m )

Utility 7'9" x 7'11" (max) (2.369m x 2.429m (max))

## W.C

## Stairs To First Floor

## Landing

Bedroom Two 14'1" x 10'2" (max) (4.301m x 3.107m (max))

## En suite

Bedroom Three 11'8" x 8'1" (max) (3.579m x 2.464m (max))

Bedroom Four 9'11" x 9'2" (max) (3.031m x 2.819m (max))

Bedroom Five 6'10" x 9'8" (max) (2.086m x 2.967m (max))

## Bathroom





#### Stairs To Second Floor

#### Principal Bedroom

20'0" x 15'1" (max) (6.106m x 4.610m (max))

#### Dressing Room

#### En Suite

#### Storage Room

16'1" x 5'10" (4.925m x 1.795m )

#### Garage

#### Externally

Enclosed rear garden. Driveway parking to front.

#### Council Tax

Band D

#### Need to Sell?

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

#### 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.

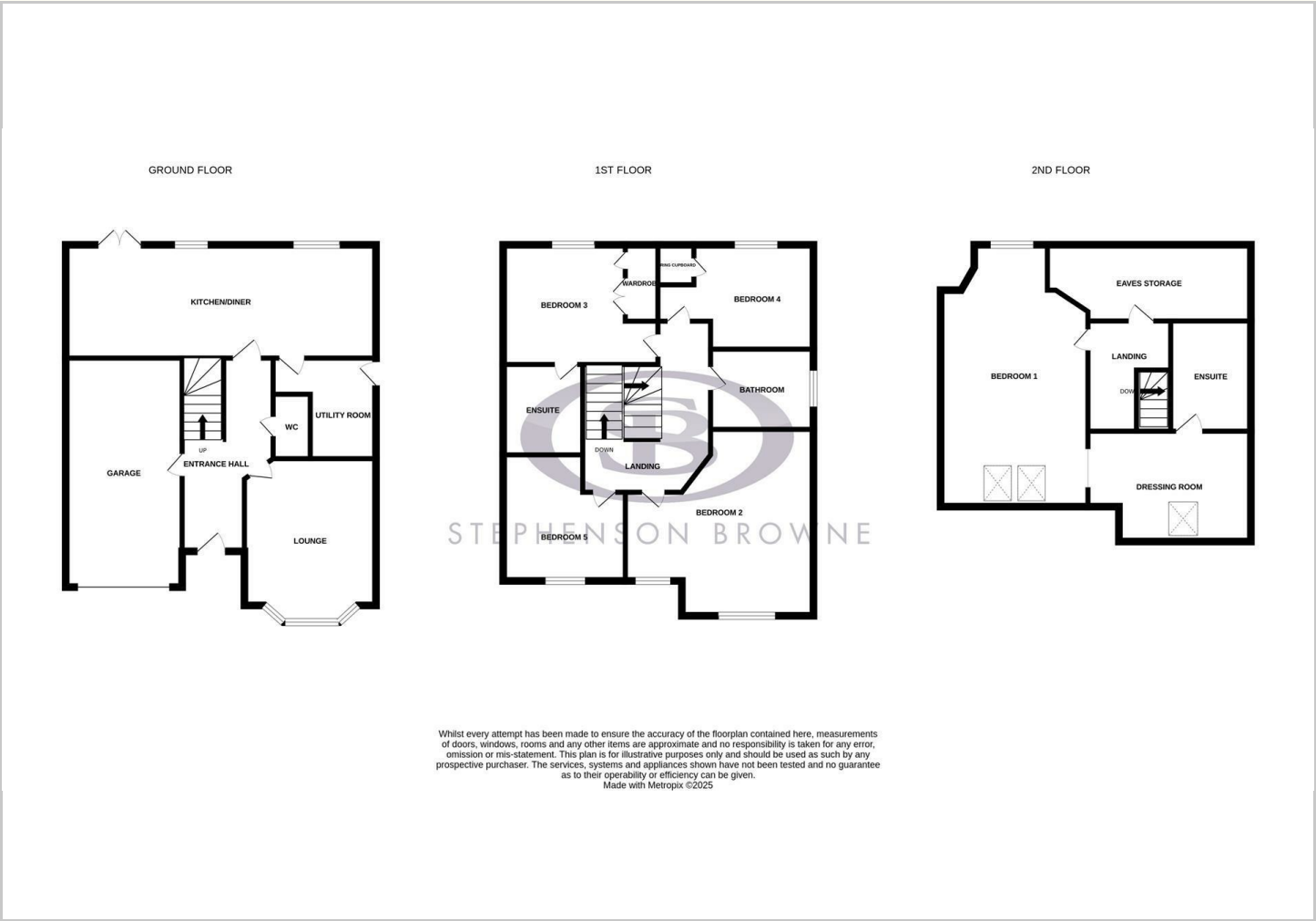
#### Directions







Floor Plans

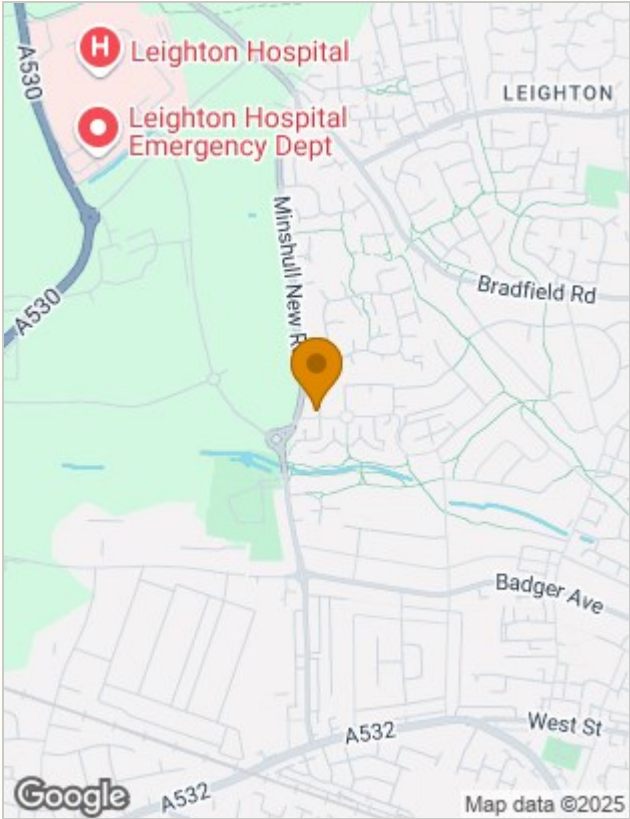


Viewing

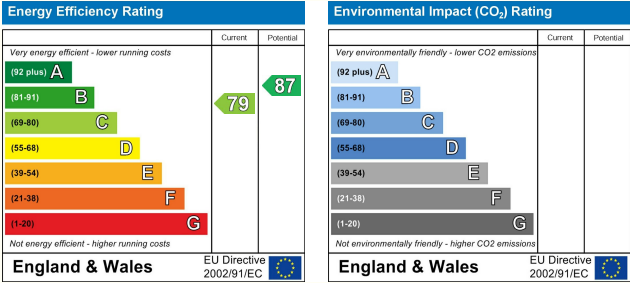
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph



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