



**79 Frank Bott Avenue**

CW1 3RW

**£130,000**



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STEPHENSON BROWNE



Stephenson Browne are pleased to take instructions to market this charming semi detached home on Frank Bott Avenue, this is an excellent opportunity for first time buyers, investors and those seeking a comfortable family home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a well proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and inviting, making it easy to envision your personal touch throughout the space.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor retreat for gardening enthusiasts or families looking for a safe play area for children. The garden is a blank canvas, ready for you to create your own outdoor haven.

Additionally, the property benefits from off road parking, ensuring convenience for you and your guests. The integral garage adds invaluable storage space, making it easy to keep your home tidy and organised.

Being chain free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for those eager to move in without delay.

**Hallway**

**Living Room**  
12'1" x 12'5" (3.7m x 3.8m)

**Kitchen**  
15'5" x 8'2" (4.7m x 2.5m)

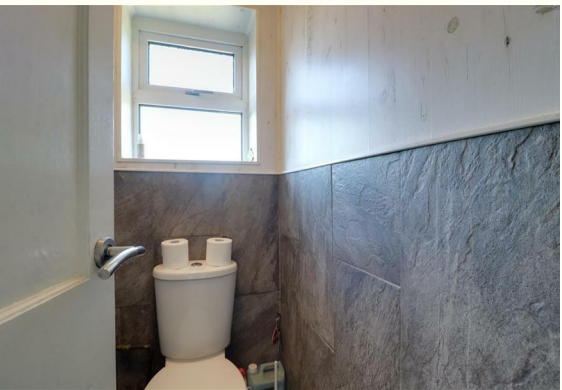
**W.C.**

**Stairs to First Floor**

**Landing**

**Bedroom One**  
15'8" (widest point) x 9'10" (4.8m (widest point) x 3m)

**Bedroom Two**  
8'10" x 11'5" (2.7m x 3.5m)







### Bathroom

9'6" x 8'2" (2.9m x 2.5m)

### Garage

### Externally

Large rear garden space with patio leading down to lawn. Space for a fire pit. To the front there is driveway parking, able to accommodate a couple of vehicles comfortably.



### Council Tax

Band A.

### 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.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Why choose us?

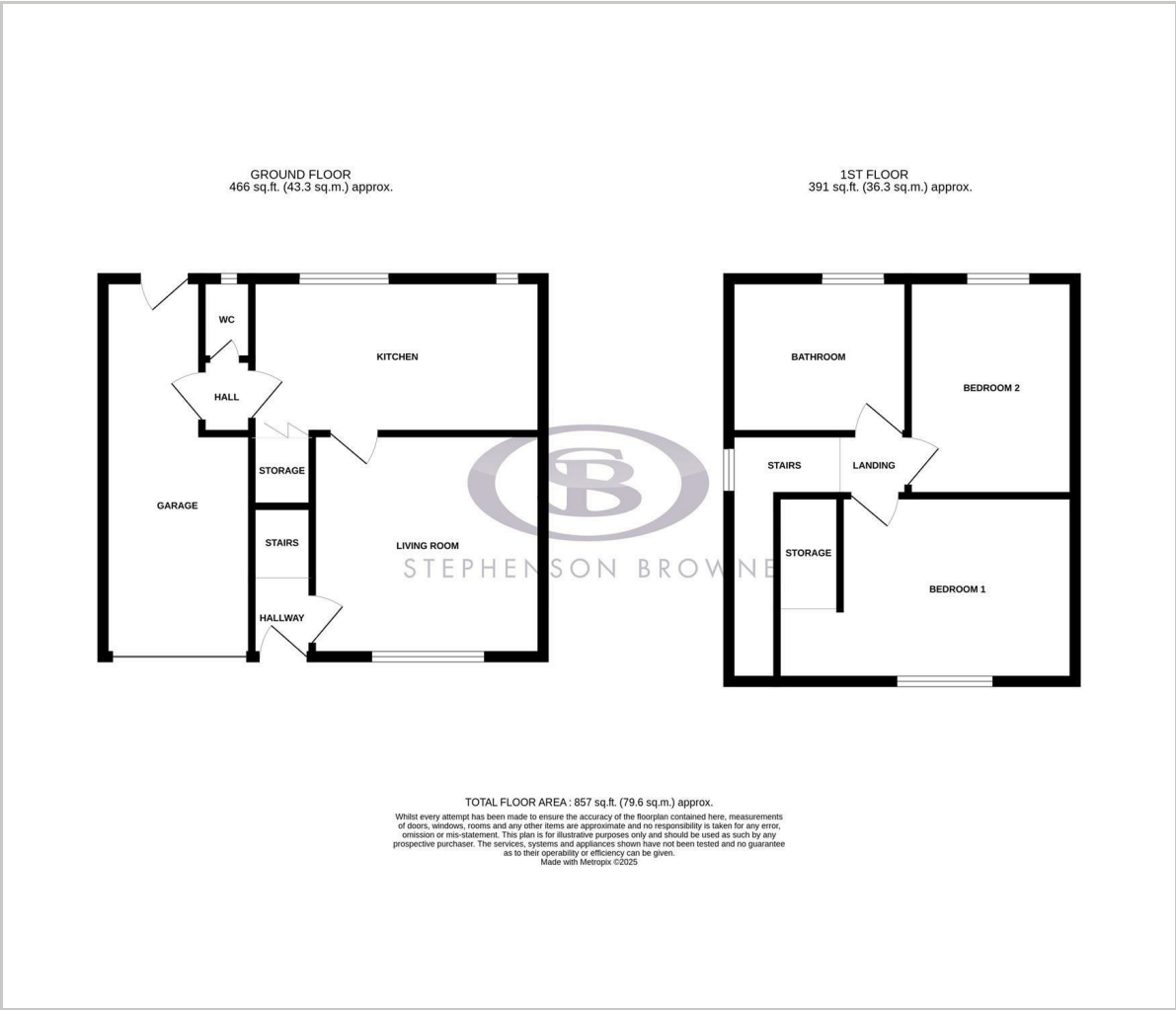
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.





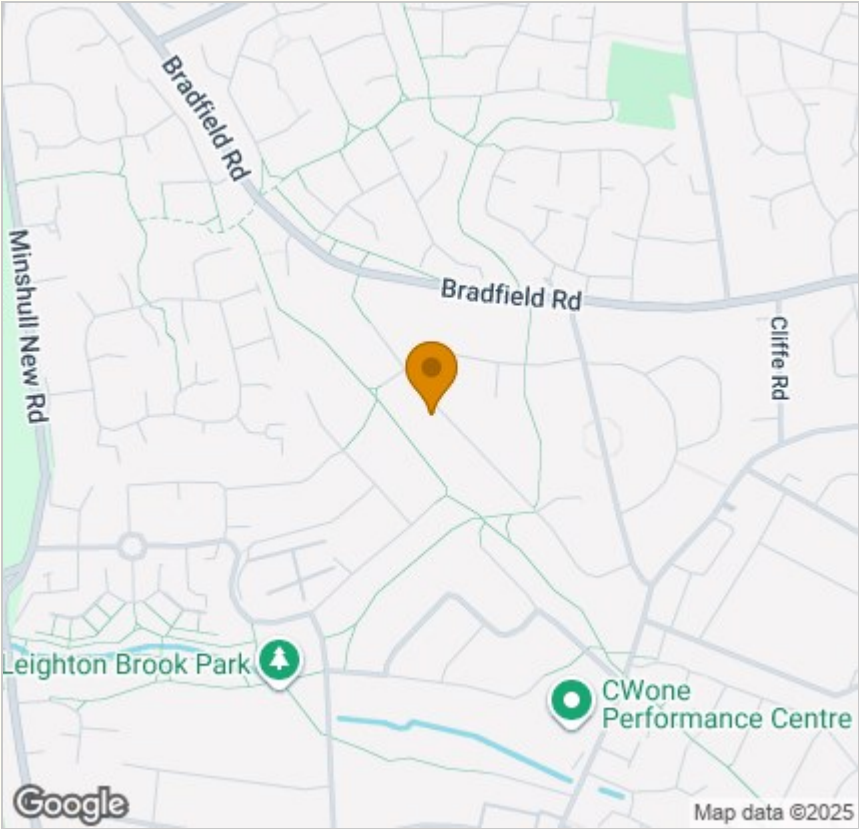
Floor Plan



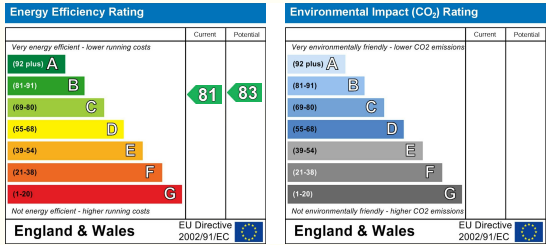
Viewing

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



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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk