



**69 Robert Lewis Avenue, Crewe, Cheshire, CW1 5DH**  
**£380,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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PROPERTY  
PERSPECTIVE

We are delighted to offer this beautiful 4 bedroom home which features an upgraded open-plan kitchen/diner with family area, luxury flooring, French doors and separate utility room. The lounge has an attractive front-aspect bay window, which is an ideal place to relax and unwind. Upstairs you'll find a main bedroom with en suite shower room, 3 further double bedrooms and a family bathroom. This is the perfect family home with a touch of elegance.

Sydney Place is an exclusive development in Crewe and has a lot to offer within walking distance, plus transport links are just a short drive away. A host of independent restaurants, supermarkets and high street shops are nearby as well as highly regarded schools.

Freehold  
EPC rating B  
Council Tax TBC  
10 year structural warranty  
2 year builders defect  
Management fee £138.00 PA

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### LOUNGE 11'1" x 18'5" (max) (3.38m x 5.62m (max))

Beautiful, spacious lounge with attractive front-aspect bay window. A great place to spend relaxing evenings.

#### KITCHEN/DINER LIVING AREA 24'0" x 14'7" (max) (7.32m x 4.46m (max))

Stylish, open plan kitchen/diner with living area and French doors leading to garden. Perfect for entertaining.

#### UTILITY 5'1" x 7'0" (1.56m x 2.15m)

Ideal for laundry.

#### WC 3'7" x 5'4" (1.10m x 1.65m)

Contemporary WC with white sanitary ware plus tiling.

### FIRST FLOOR

#### LANDING

Leading to

#### MASTER BEDROOM 13'4" x 13'6" (4.08m x 4.12m)

Beautiful master bedroom leading to

#### EN SUITE 4'7" x 7'6" (1.42m x 2.30m)

Contemporary en suite containing white sanitary ware plus tiling.

#### BEDROOM 2 10'4" x 13'6" (3.15m x 4.12m)

An impressive double bedroom.

#### BATHROOM 6'3" x 7'10" (1.93m x 2.40m)

Contemporary family bathroom containing white sanitary ware plus tiling.

#### BEDROOM 3 11'3" x 9'11" (3.44m x 3.04m)

An impressive double bedroom.

#### BEDROOM 4 8'11" x 11'11" (2.72m x 3.64m)

An impressive double bedroom.

### EXTERNAL

Single garage

Large garden overlooking green open space

\*\*\*\* PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY\*

\*Any incentives are subject to builders terms, conditions and price differentials

