



**13 Robert Lewis Avenue, Crewe, Cheshire, CW1 5DH**  
**£430,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer this stunning 4 bedroom, detached property with upgraded open plan kitchen/dining area and glass bay window with French doors leading to the large garden. The bay fronted lounge is a great place to relax and enjoy some down time whilst the study is ideal for working from home. Upstairs you'll find an en suite main bedroom, 3 further double bedrooms and a family bathroom. This is the perfect family home boasting space and luxury.

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. An ideal location for growing families.

Freehold  
EPC rating B  
Council Tax TBC  
Management fee £138.00 PA

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### LOUNGE 20'1" x 15'4" (max) (6.14m x 4.68m (max))

Bright, airy lounge with impressive bay fronted window, the perfect place to relax.

#### KITCHEN DINING/FAMILY AREA 18'11" x 12'2" (max) (5.79m x 3.72m (max))

Stylish, open plan kitchen dining/family area. Perfect for entertaining.

#### STUDY 9'5" x 7'8" (2.88m x 2.36m)

Ideal for working from home.

### FIRST FLOOR

#### LANDING

#### BATHROOM

Contemporary family bathroom with white sanitary ware.

#### MASTER BEDROOM 14'10" x 12'2" (4.53m x 3.72m)

A beautiful master bedroom leading to

#### BEDROOM 2 14'4" x 12'2" (4.37m x 3.72m)

Impressive double bedroom.

#### BEDROOM 3 13'4" x 9'5" (4.07m x 2.88m)

Impressive double bedroom.

#### BEDROOM 4 10'2" x 9'11" (3.11m x 3.04m)

Impressive double bedroom

#### EN SUITE 7'2" x 4'9" (2.19m x 1.47m)

Contemporary en suite with white sanitary ware.

#### 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

