



7 Clifton Avenue, Crewe, CW2 7PZ

£135,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE MID TERRACED HOUSE SET WITHIN AN ESTABLISHED RESIDENTIAL LOCALITY CONVENIENT TO ALL AMENITIES. GAS FIRED CENTRAL HEATING. DOUBLE GLAZING. VEHICLE ACCESS TO REAR.

SUMMARY

Entrance Hall, Entrance Porch, Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom.

DIRECTIONS

Proceed along Church Lane, Wistaston, through to Joey the Swan Valley Road which then becomes Stewart Street, upon reaching Alton Street which is on the crossroads turn, bear right, proceed along here and Clifton Avenue is the second street on the right hand side.

LOCATION

The property being an attractive mid terraced traditional style house constructed of red brick under a slate roof which is pleasantly situated amongst similar styled properties and the most important factor of vehicular access off Clifton Street/Alton Street.

DESCRIPTION

The accommodation has been improved over the years but does now require some further modernisation in particular the kitchen/bathroom areas and rewire but do note that there is gas fired central heating system and uPVC double glazing. Towards the rear there is a pleasant rear yard/garden area which leads to an asbestos garage and has vehicle access towards the rear.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

ENTRANCE HALL

Radiator, wall light points.

LIVING ROOM

14'5" x 11'2"

Double glazed window, fitted gas fire, picture rail, radiator.

DINING ROOM

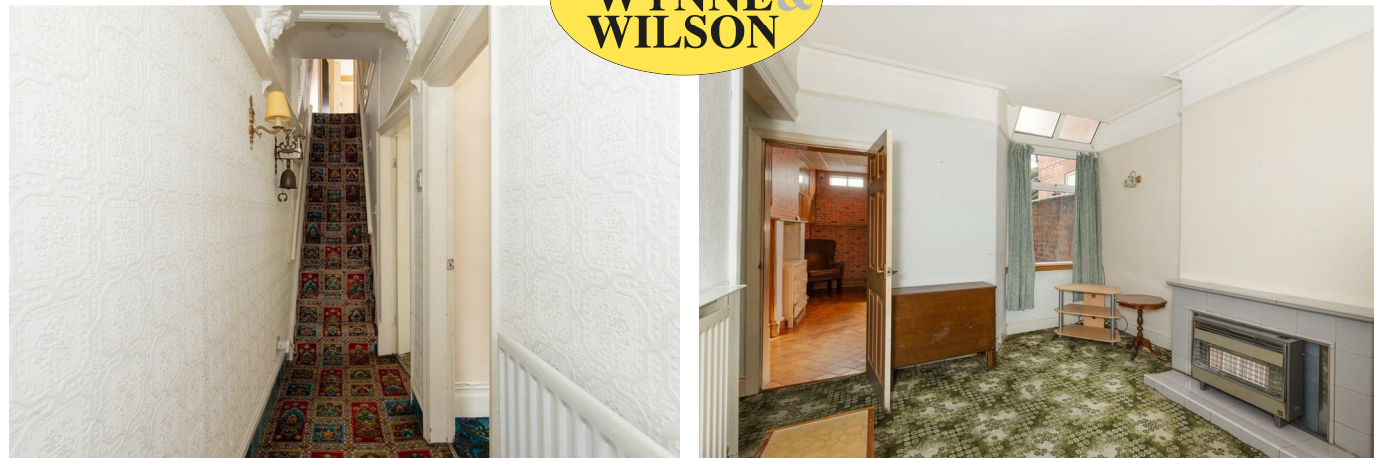
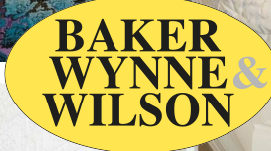
12'2" x 11'4"

Tiled fireplace, fitted gas fire, double glazed window, understairs area, picture rail.

KITCHEN

16'7" x 9'2"

Sink unit, base units, gas cooker point.





LAUNDRY

Store cupboard.

BEDROOM NO. 1

14'5" x 12'7"

Radiator, double glazed window.

BEDROOM NO. 2

12'1" x 9'3"

Radiator, double glazed window.

BEDROOM NO. 3

9'6" x 9'3"

Radiator, double glazed window, store cupboard.

BATHROOM

6'4" x 6'4"

Shower cubicle, pedestal wash basin, low level W/C, half tiled walls.

OUTSIDE

Rear yard, lawn area, approximately 60ft, leading to an asbestos garage.

SERVICES

All mains services are connected.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold

COUNCIL TAX

Band B.

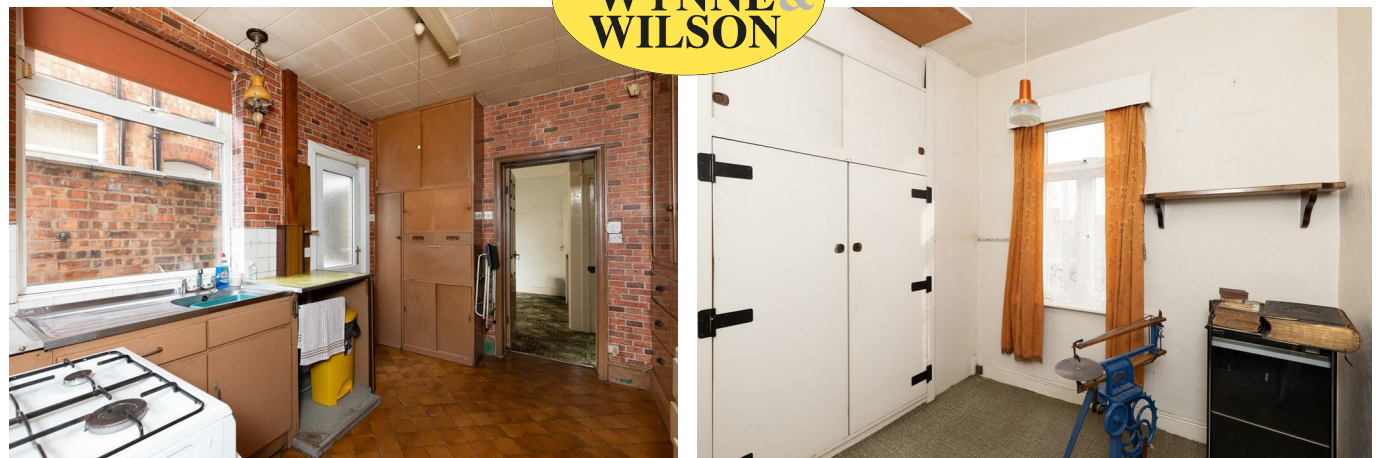
VIEWING

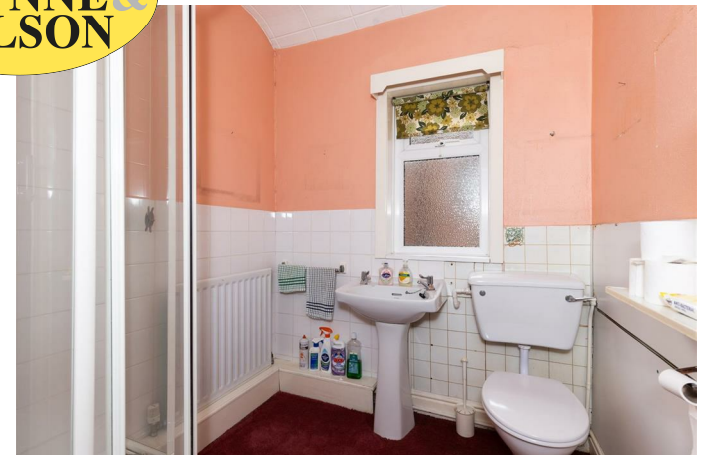
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

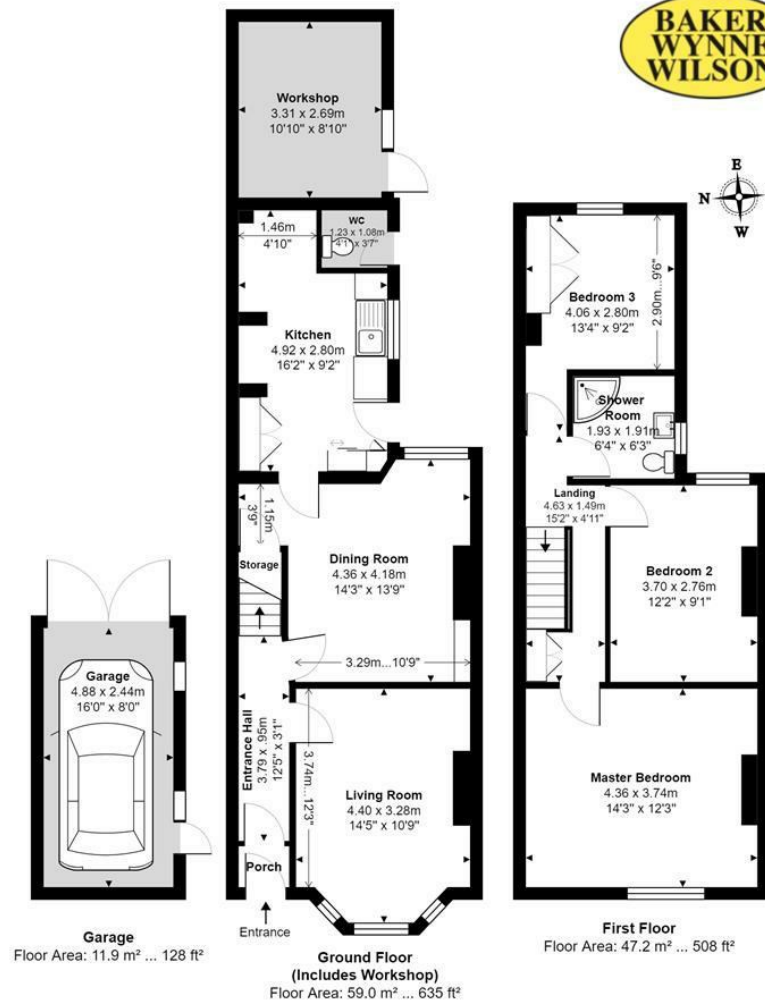


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Approximate Gross Internal Area: 106.2 m² ... 1143 ft² (Includes Workshop, excludes garage)
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property