



£450,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **E**

Woore Crewe

23 Blaizefield Close Woore
Crewe Cheshire CW3 9SU



Woore is a highly desirable village, so we are sure that this fabulous, detached house is going to be very popular.

The beautifully presented home offers fabulous accommodation which is ideal for a family and ready to move straight into. Comprising entrance hall with guest WC off, lounge with double doors to the large, restyled dining kitchen which is fitted with an extensive range units and appliances. Upstairs there are four generous sized bedrooms with one currently used as a dressing room and fitted with wardrobes. There is also a contemporary stylish bathroom suite including free standing bath and separate shower. Externally there are lawned gardens and double garage with utility area.

- Refurbished & Well Presented Detached House
- Lounge & Spacious Family Dining Kitchen
- Guest WC & Stylish Family Bathroom
- Refurbished Kitchen With Appliances
- Double Garage & Gardens
- Extremely Popular Village Location

You can reach us **9am to 9pm**, 7 days a week

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Entrance Hallway

Composite double glazed front entrance door and stairs off to the first floor.

Guest WC

Fitted with a low level WC and space saver vanity wash basin with mixer tap and shelf over. Heated towel rail and double glazed window to the side.

Living Room 16' 6" x 11' 11" (5.03m x 3.63m)

Fitted with a contemporary radiator, double glazed bay window to the front and glazed double doors to the dining room.

Dining kitchen 27' 8" x 11' 3" (8.43m x 3.42m)

A large room fitted with a range of base, wall cupboards and larder units plus work surfaces to two sides. Matching central island incorporating a breakfast bar and inset enamel sink with mixer tap. Integral dishwasher, fridge and cooker hood above a range. Inset ceiling spot lighting, contemporary column radiator, half glass double glazed door to the side and window to the rear. To the dining area are double glazed patio doors and radiator with decorative cover.



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First Floor Landing

Having matching doors off to all first floor rooms, radiator and double glazed window to the side.

Bedroom One 14' 11" x 12' 0" (4.55m x 3.66m)

A generous sized bedroom with double glazed box bay window to the front with window seat below and cupboards. Contemporary column radiator.

Bedroom Two 13' 9" x 12' 4" (4.2m x 3.77m)

A further double bedroom with radiator and double glazed window to the front.

Bedroom Three 13' 1" x 9' 1" (3.98m x 2.77m)

Radiator and double glazed window to the rear.

Bedroom Four 7' 6" x 9' 10" (2.28m x 3.0m)

Currently used as a dressing room and fitted with wardrobes to two walls, radiator and double glazed window to the rear.

Bathroom 7' 5" x 7' 10" (2.26m x 2.4m)

Fitted with a contemporary white suite comprising white free standing oval bath with wall mounted mixer tap and shower hose, separate shower enclosure, vanity wash basin with mixer tap and low level WC. Tiling to the walls and floor, inset ceiling spot lighting, heated towel rail and double glazed window to the rear.

Outside Front

There is a double width driveway with decorative stone chip covered path and lawned garden with a variety of shrubs.

Double Garage 15' 1" x 17' 1" (4.59m x 5.21m)

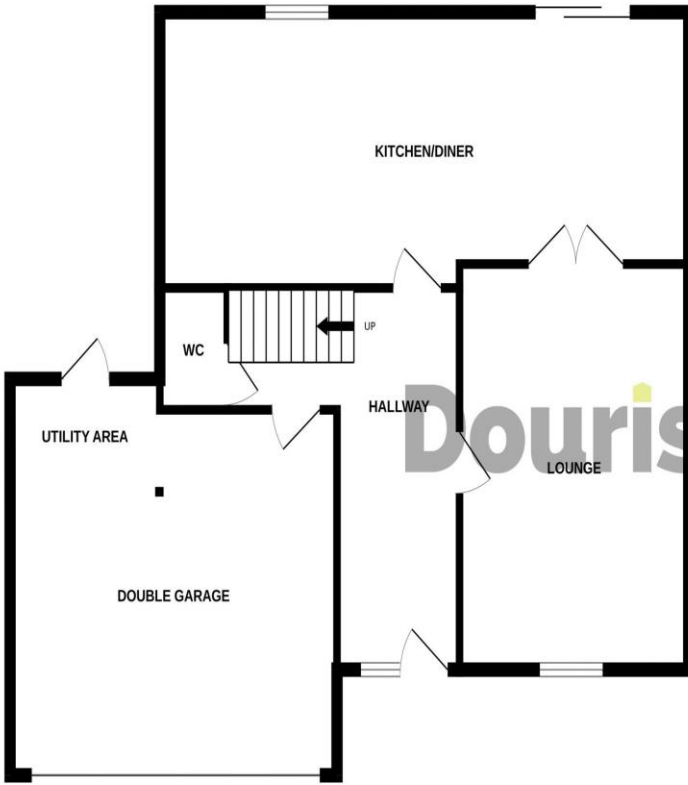
A double garage with up and over door to the front and housing the oil central heating boiler.

Outside Rear

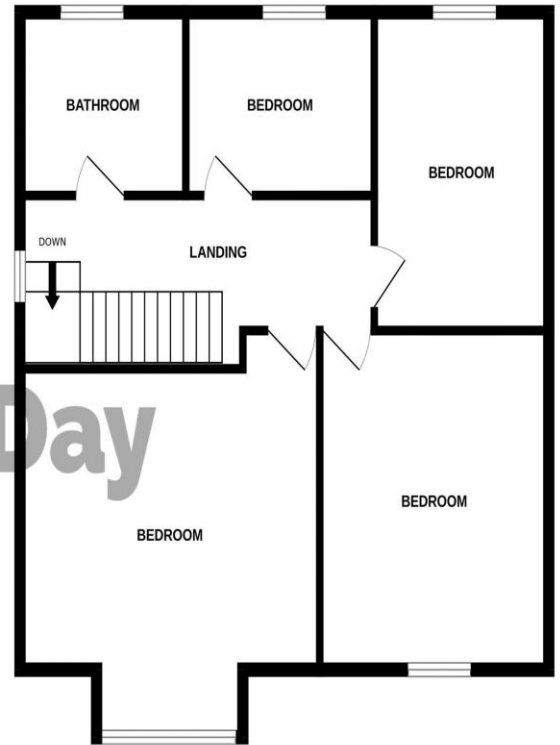
The rear garden has a paved patio which extends to the side and a lawn with established trees and shrubs to the borders.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (82+)	A		
(81-81)	B		
(79-80)	C		
(75-78)	D		
(72-74)	E		
(67-71)	F		
(65)	G		
Low energy efficient - Higher running costs			
		65	77
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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