



30 Third Avenue

CW11 4PF

Offers In The Region Of £210,000



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STEPHENSON BROWNE

A superbly presented and generously proportioned three bedroom mid-terrace home. Occupying a large plot and offering versatile accommodation with excellent external spaces, this well appointed home is the perfect first time purchase, family home or downsizing opportunity.

Being of traditional design, the home opens with a recessed separate entrance hallway fronted by a small storm porch, access to the principal rooms and stairs to the first floor. Generously proportioned bay fronted lounge with feature fireplace. Rear aspect kitchen, modern fitted with a full range of wall and base units with work surfaces over, handy under-stairs pantry cupboard, archway access through to a generous dining room with French doors to the garden.

To the upstairs, the home benefits from fantastic proportions being built over the side access passage. Generous principal bedroom to the rear elevation also hosting a modern fitted luxury three piece en-suite shower room. Front aspect secondary bedroom and third bedroom, both of excellent size with the smallest room also hosting over-stairs storage. Three piece upstairs family bathroom with shower over the bath. The home also has carpeting, plastered walls, a skylight windows and light/power in the loft space.

Externally, the home is fronted by a wide gravel driveway providing excellent off road vehicle parking. Shared access passage to the left hand side which leads around to a garden gate. Huge rear garden, very well cared for and complete with a plethora of established plants and shrubbery with excellent tree coverage at the rear most aspect. Fully enclosed fenced borders. Large patio just behind the home and outbuildings to the side providing additional storage space.



Entrance Hallway

8'11" x 5'10"

Living Room

14'7" x 11'3"

Kitchen

12'3" x 8'5"

Dining Room

12'4" x 12'1"

Landing

9'9" x 8'5"

Bedroom One

12'4" x 11'6"

Bedroom One En-Suite

12'4" x 4'0"

Bedroom Two

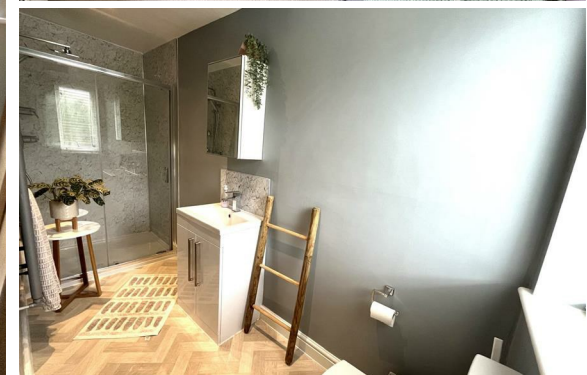
14'5" x 10'0"

Bedroom Three

9'10" x 6'8"

Bathroom

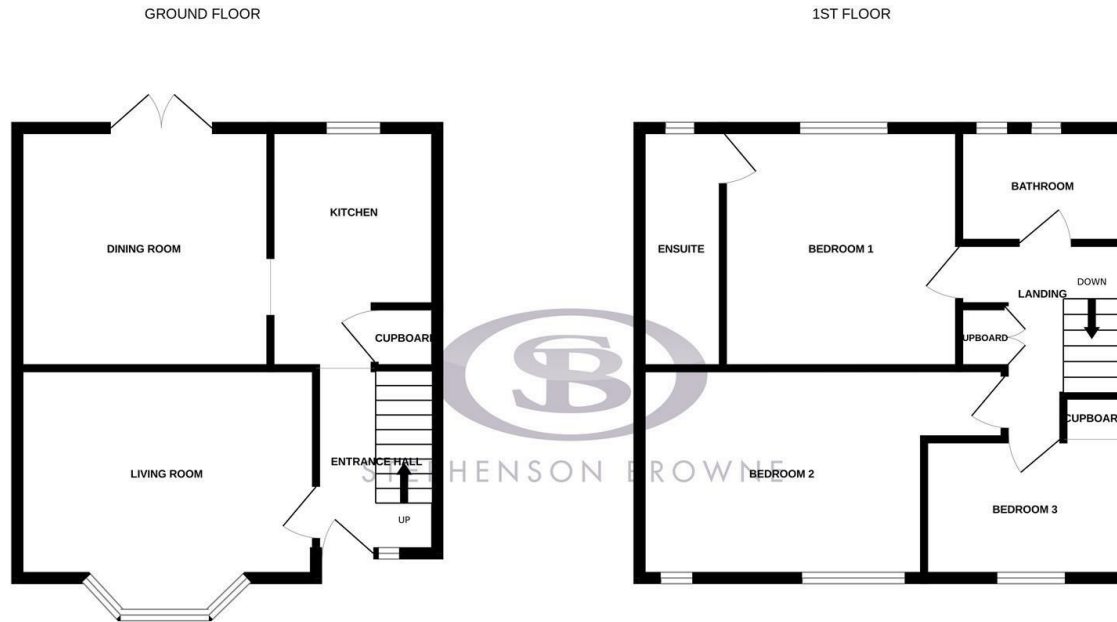
8'5" x 5'6"



- Superb Presentation Throughout
- Generously Proportioned Home
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Spacious Bedrooms
- En-Suite Shower Room
- Three Piece Family Bathroom
- Driveway Parking
- Huge Enclosed Private Rear Garden
- No Onwards Chain



Floor Plan



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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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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