



7 Jones Avenue

CW1 4UJ

Offers Over £310,000



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STEPHENSON BROWNE

Stephenson Browne delight in bringing to market this modern four-bedroom detached house located on Jones Avenue, Crewe. With NO ONWARD buying chain involved this delightful property offers a perfect blend of comfort and style, making it an ideal family home. As you enter, you will find a bright and spacious reception room that sets the tone for the well-proportioned accommodation throughout.

The property is well presented and boasts four generously sized bedrooms, including a principle with an en-suite, providing a private retreat for relaxation. In addition, there is a family bathroom and a convenient downstairs cloakroom, ensuring ample facilities for family and guests alike.

The well-designed layout allows for easy living, with a focus on both functionality and aesthetics. A turn key property ready to move in to! The generous kitchen and living area is the perfect space for entertaining, while the well-proportioned bedrooms offer a peaceful sanctuary.

Outside, you will find driveway for parking, along with a detached garage, providing additional storage or workshop space. The garden area is ideal for outdoor activities or to simply unwind and relax.

Situated in a sought-after residential area, this home is conveniently located near Leighton Hospital and Bentley Motors, making it perfect for professionals and families alike. Additionally, it is in proximity to highly regarded schools, ensuring that educational needs are well catered for.

This property truly offers a wonderful opportunity for those seeking a modern family home in a desirable location. Arrange your viewing today to experience all that this exceptional home has to offer.



Entrance Hall

Lounge

15'5" x 11'0"

Cloakroom

W.C.

Kitchen Diner

20'2" x 10'0"

Stairs To First Floor

Principle Room

12'5" x 8'4"

En-Suite

Bedroom Two

11'8" x 7'11"

Bedroom Three

10'4" x 6'7"

Bedroom Four

8'4" x 7'5"

Family Bathroom

Externally

The property is well positioned on a sought after development. Driveway parking with detached garage to the side and an enclosed rear garden.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Council Tax

Band D

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

Management Charge

There is an annual management charge of £125.18

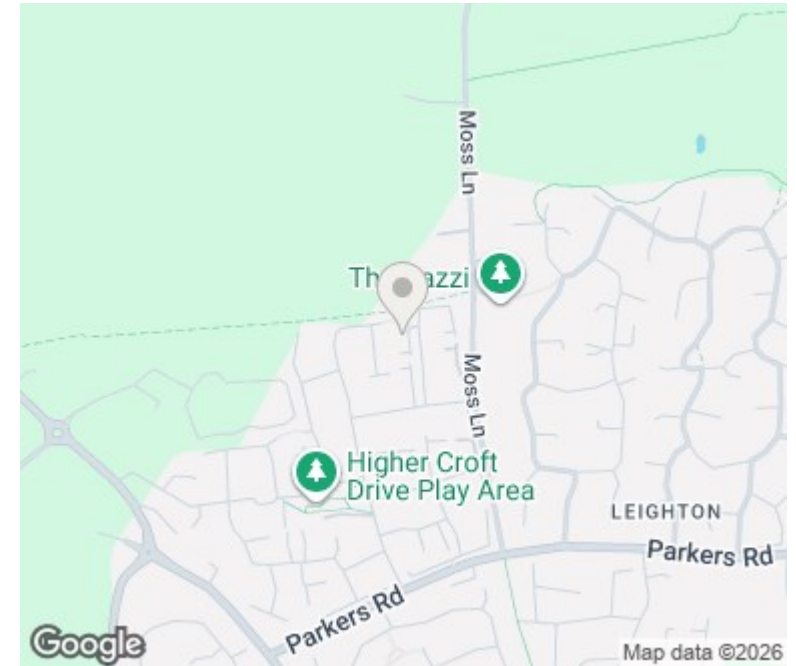
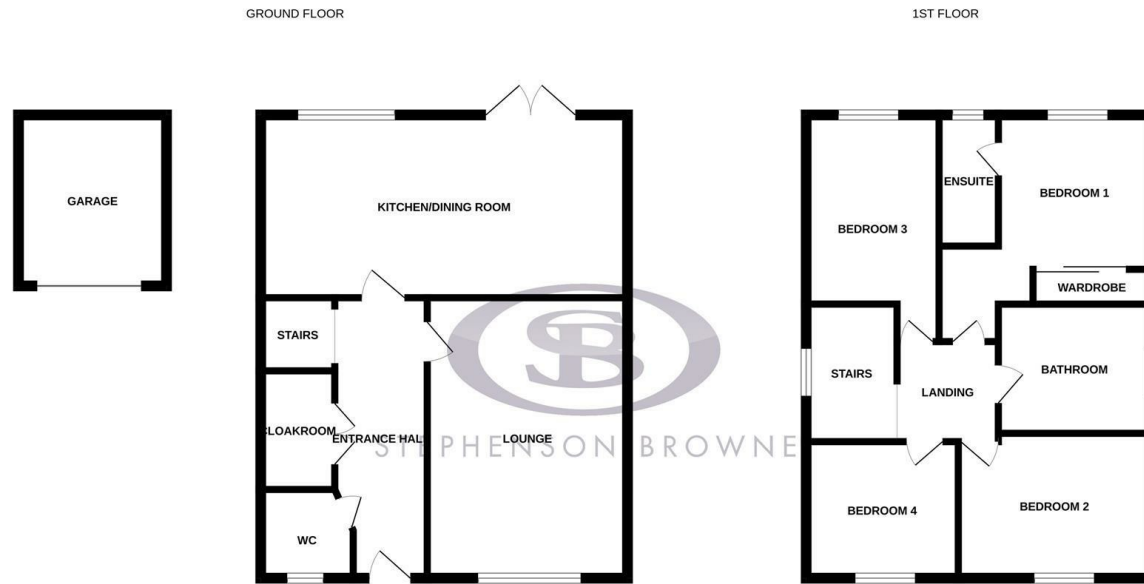


- Modern Four Bedroom Detached House
- No Buying Chain Involved
- Driveway Parking And Detached Garage
- Bright, Well Proportioned Bedrooms
- Close To Leighton Hospital And Bentley Motors
- Spacious And Well Designed Accommodation Throughout
- Well Presented
- In Proximity To Highly Regarded Schools
- Sought After Residential Area
- Arrange Your Viewing Today!



Floor Plan

Area Map



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
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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