



**12 Sandhurst Avenue**

CW2 8FB

**£180,000**



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STEPHENSON BROWNE



# 12 Sandhurst Avenue

- No Onward Chain
  - Enclosed Rear Garden
  - Sought After Location
  - Close to Schools for all ages
  - Double Glazing
- NEW Kitchen & Bathroom
  - Three Bedroom Semi
  - Off Road Parking
  - Access To Transport Links
  - Gas Central Heating

Looking for your first home or maybe an investment opportunity? Look no further as Stephenson Browne delight in bringing this modern three bedroom semi detached property to market offering a perfect blend of comfort and style in a prime location. Featuring a newly installed kitchen and bathroom with new flooring fitted throughout. The property is fully equipped with double glazing and gas central heating having had a new combi boiler installed.

This charming semi detached home presents an excellent opportunity for families and individuals alike. Upon entering, you will find an enclosed entrance hall leading to the lounge that offers a perfect space for relaxation and entertaining. The heart of the home is undoubtedly the newly fitted kitchen, which combines modern aesthetics with functionality, making it ideal for culinary enthusiasts.

The first floor boasts three well proportioned bedrooms designed to cater to a variety of lifestyles and age groups. It is also worth noting the contemporary bathroom has also been recently updated, ensuring comfort and convenience for all residents.

One of the standout features of this property is the enclosed garden to the rear, providing a great space for leisure and recreation. Additionally, the invaluable off road parking adds to the practicality of this home, making it a rare find in such a sought after location.



£180,000



|                       |                                |
|-----------------------|--------------------------------|
| Entrance Hall         |                                |
| Lounge                | 16'10" x 10'3" (5.133 x 3.131) |
| Kitchen Diner         | 13'4" x 9'8" (4.068 x 2.954)   |
| Stairs To First Floor |                                |
| Bedroom One           | 10'3" x 10'2" (3.145 x 3.121)  |
| Bedroom Two           | 11'3" x 6'0" (3.445 x 1.844)   |
| Bedroom Three         | 7'10" x 6'8" (2.391 x 2.033)   |
| Bathroom              |                                |

**Externally**  
The property is well screened behind a neat wall with lawn and the added benefit of off road parking. To the rear the garden is enclosed mainly laid to lawn with a feature patio area.

**Council Tax**  
Band B



### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

### **Tenure**

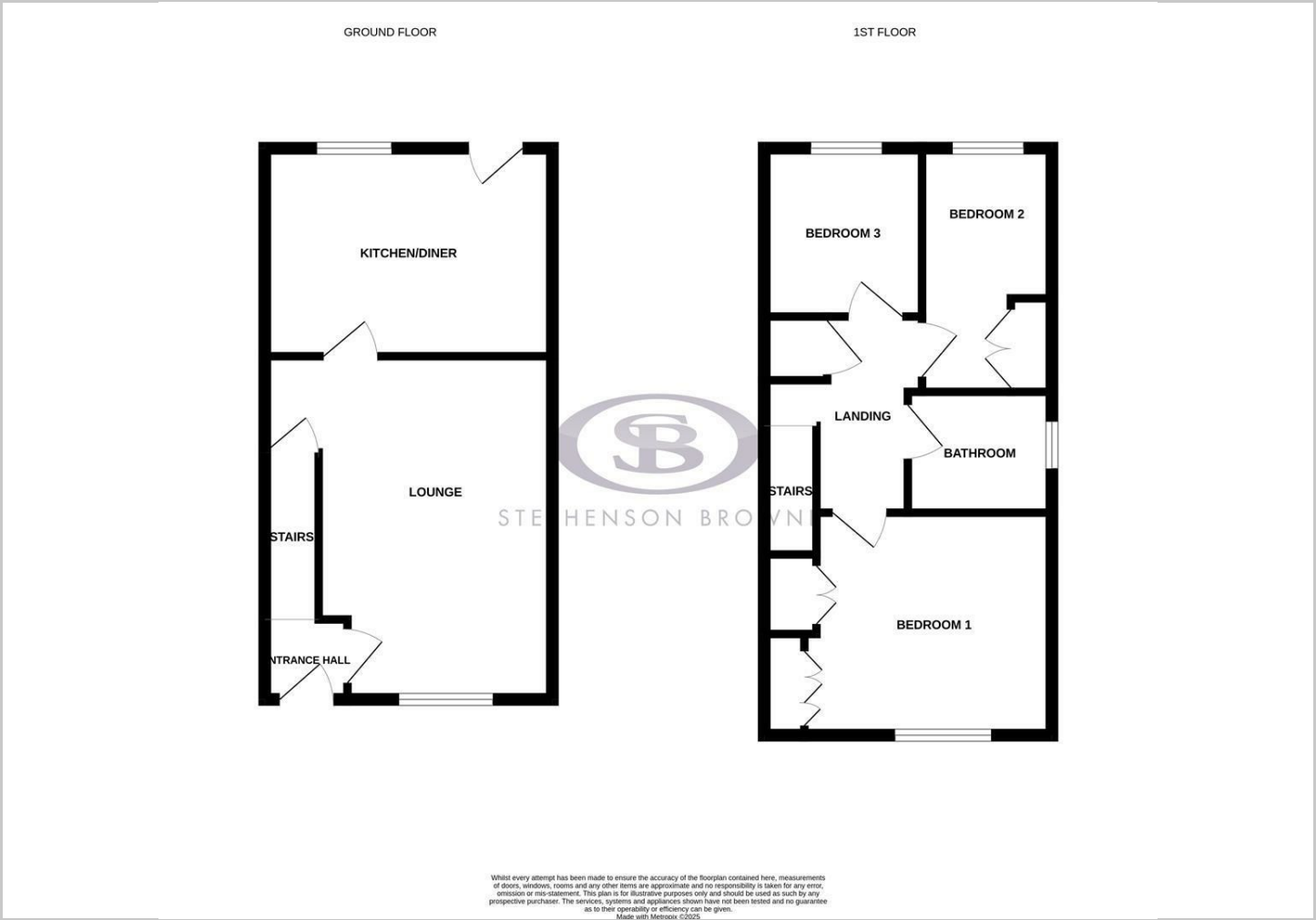
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Directions**





Floor Plans



Viewing

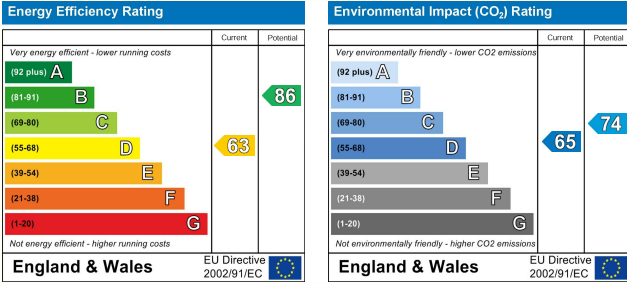
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk