



4 Buckley Avenue

CW2 8GL

Offers Over £370,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to present this splendid detached house in the desirable area of Wistaston, which offers an ideal family home with ample space and modern conveniences. Boasting four well proportioned bedrooms, including an en suite to the principal, this property is designed to cater to the needs of a growing family.

Upon entering, you are greeted by a large entrance hall that sets the tone for the rest of the home. The two reception rooms provide versatile living spaces, perfect for both relaxation and entertaining. The modern kitchen is a highlight, equipped with contemporary fittings that make cooking a delight. Additionally, a convenient utility cupboard and a downstairs WC enhance the practicality of this charming residence.

The family bathroom features a separate shower, ensuring comfort and convenience for all. Outside, the large south facing garden is a true gem, offering a private oasis for outdoor activities and gatherings. The property also benefits from driveway parking for two vehicles and a detached garage, providing ample storage and parking solutions.

Situated in a sought after location, this home is not only spacious and well-appointed but also perfectly positioned for local amenities and transport links. This property is a must view for anyone seeking a comfortable and stylish family home in a friendly community. Don't miss the opportunity to make this delightful house your new home.

Entrance Hall

Living Room

13'4" x 9'10" (4.085m x 3.008m)

Kitchen/Dining Room

20'11" x 10'10" (6.395m x 3.314m)

WC

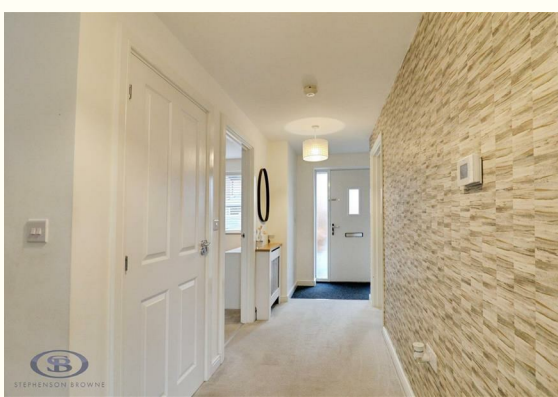
Office

9'0" x 7'1" (2.765m x 2.177m)

Landing

Bedroom One

9'10" x 12'5" (max) (3m x 3.788m (max))





En Suite

Bedroom Two

9'11" x 9'10" (max) (3.031m x 3m (max))

Bedroom Three

12'5" x 8'2" (max) (3.786m x 2.513m (max))

Bedroom Four

9'10" x 6'9" (3.019m x 2.068m)

Bathroom

7'2" x 6'6" (2.188m x 1.989m)



Externally

The property has a driveway to the side with a detached garage and a large rear, south facing garden.

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.

Council Tax

Band D

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.

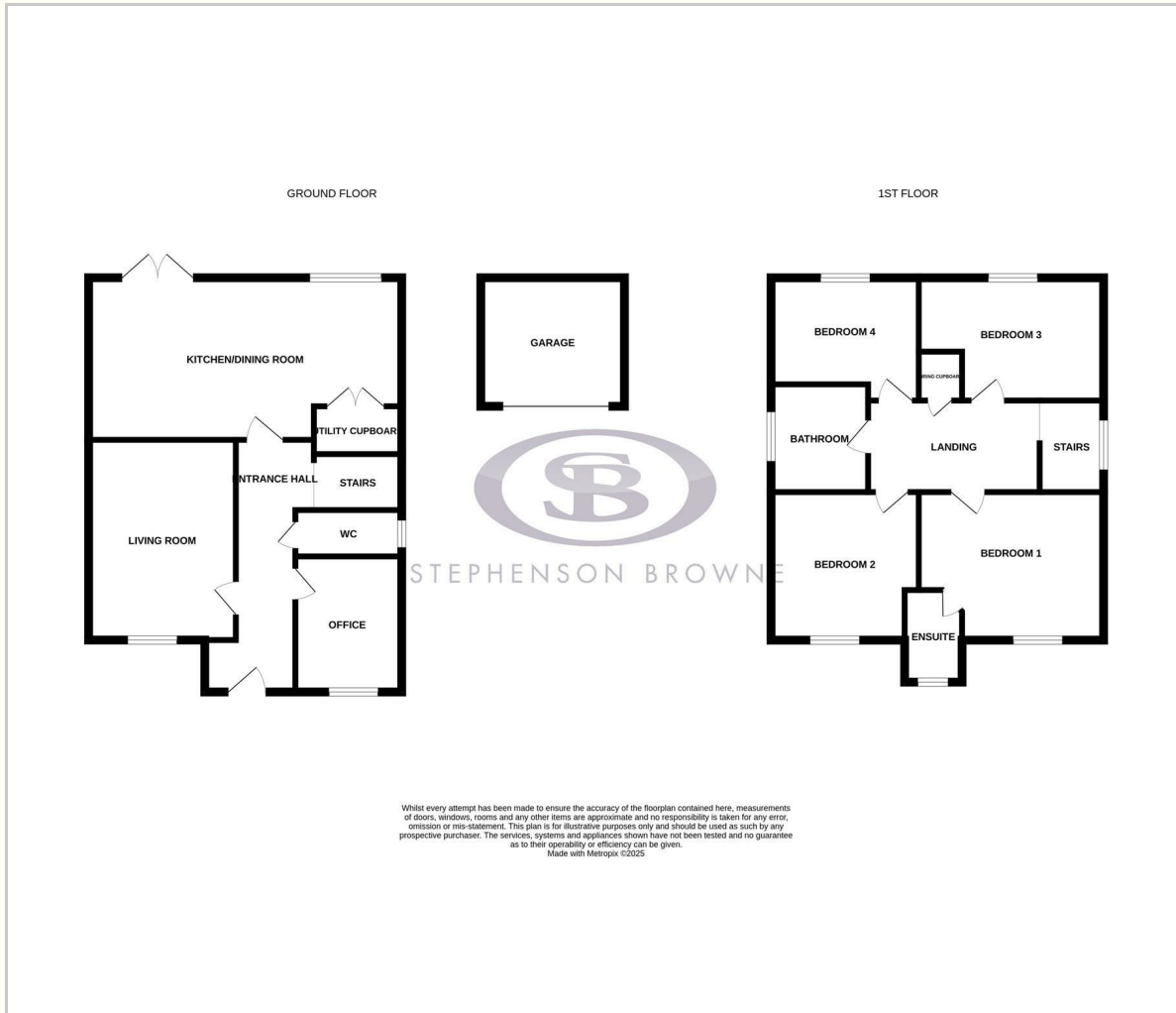
Why choose us?

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.

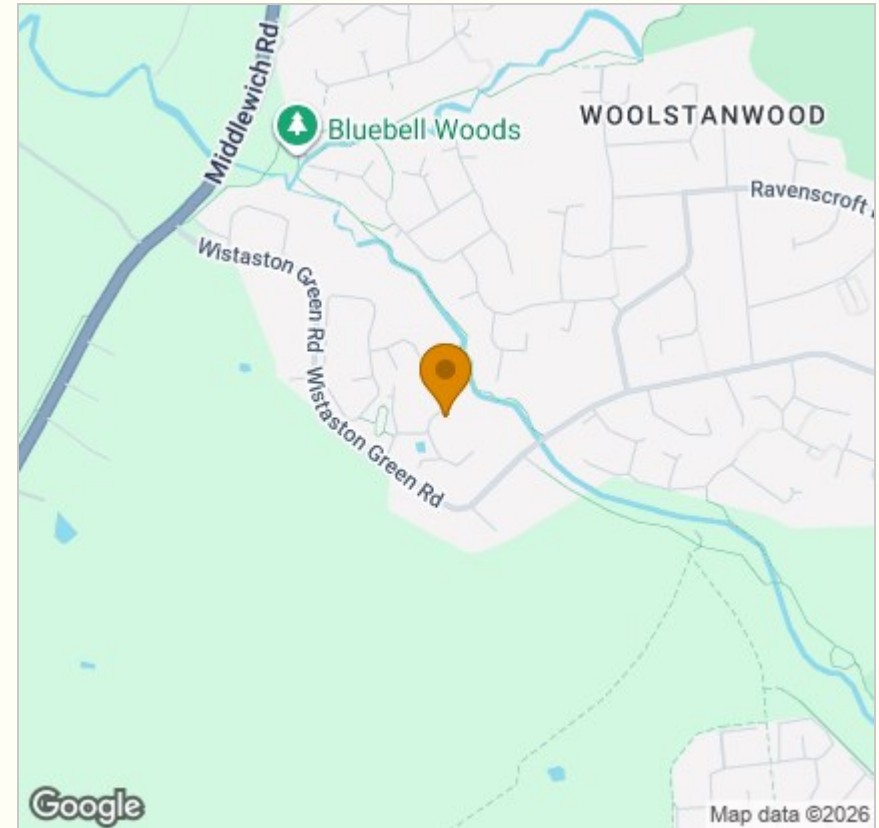
For a FREE valuation, please call or email and we will be delighted to assist.



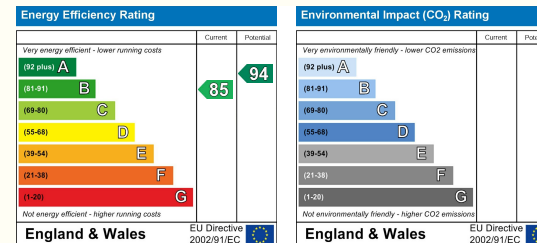
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crewe 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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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