



**60 Rolls Avenue**

CW1 3GE

**Asking Price £330,000**



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STEPHENSON BROWNE



Stephenson Browne delight in bringing to market this substantial four-bedroom detached family home on Rolls Avenue, Crewe - a true gem! Recently refreshed with new carpets, floor coverings, and a modern fitted kitchen, this property is ready for you to move in and make it your own.

As you enter, you are welcomed by two spacious reception rooms, perfect for family gatherings or entertaining guests. The integral garage and cloakroom add to the convenience of this well-designed home. The first floor boasts a principal bedroom complete with fitted wardrobes and an ensuite facility, ensuring a private retreat for the homeowners. There is also an en-suite facility to bedroom two and a further two bedrooms with a family bathroom, providing ample space for family living.

One of the standout features of this property is its off-road parking, accommodating up to three vehicles, which is a rare find in the area. The secure private garden is a delightful sun trap, ideal for enjoying the warmer months with family and friends.

Offered for sale with no onward buying chain, this home is particularly appealing to families seeking proximity to well-regarded schools and major business employers in the area such as Bentley motors and Leighton Hospital. With its fresh decor and thoughtful layout, this property is not just a house it is a place where cherished memories can be made. Don't miss the opportunity to view this wonderful family home in a sought-after location.

**Entrance Hall**

New flooring. Under stair storage cupboard. Access to the following rooms:-

**Kitchen**

19'1" x 10'4" (measured from widest points) (5.84m x 3.16m (measured from widest points))  
Boasting a brand new kitchen with a range of base and drawer units with worktops over incorporating the sink and Lamona oven and gas hob with extractor. The kitchen has space for a fridge freezer, has a breakfast bar area and a door to the rear garden. There is a verticle radiator and new flooring.

**Living Room**

13'5" x 13'7" (4.09m x 4.15m)  
Patio doors to the rear garden. New carpets. Radiator.

**Dining Room**

9'1" x 11'7" (2.77m x 3.54m)  
Front aspect window. New carpets. Radiator.

**Cloakroom**

8'0" x 2'10" (2.44m x 0.88m)  
Low level WC. Pedestal wash basin. Radiator. Side aspect window. New flooring.

**Landing**

Loft access. New carpets. Built in storage cupboard.

**Bedroom One**

12'4" x 12'2" (3.77m x 3.72m)  
Three front aspect windows. New carpets. Built in wardrobes. Built in additional storage cupboard. Access to Ensuite. Radiator.

**En-Suite**

5'6" x 7'4" (1.69m x 2.26m)  
Double shower cubicle. Low level WC. Pedestal wash basin. Radiator. Front aspect window. Part tiled walls.





#### Bedroom Two

8'0" x 15'7" (measured from widest points) (2.46m x 4.76 (measured from widest points))

Rear aspect window. New carpets. Radiator. Door to en suite.

#### En suite

Walk in shower cubicle. Low level WC. Pedestal wash basin. Radiator. Side aspect window. Part tiled walls.

#### Bedroom Three

8'9" x 10'4" (2.68m x 3.17m)

Rear aspect window. New carpets. Radiator.

#### Bedroom Four

6'11" x 10'4" (2.13m x 3.17m)

Rear aspect window. New carpets. Radiator.



#### Bathroom

8'5" x 5'6" (2.59m x 1.69m)

Panelled bath. Low-level WC. Pedestal wash basin. Radiator. Side aspect window. Part tiled walls. Laminate flooring.

#### Garage

8'6" x 18'2" (2.60m x 5.54m)

Integral garage with an up and over front door. The garage houses the new Ideal boiler and has access to the consumer unit. There is also a stainless steel sink and cupboard unit current used as a utility area.

#### Externally

The property sits behind a neat lawn and driveway while to the rear the garden is enclosed and is mainly laid to lawn with a feature patio area.

#### 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?

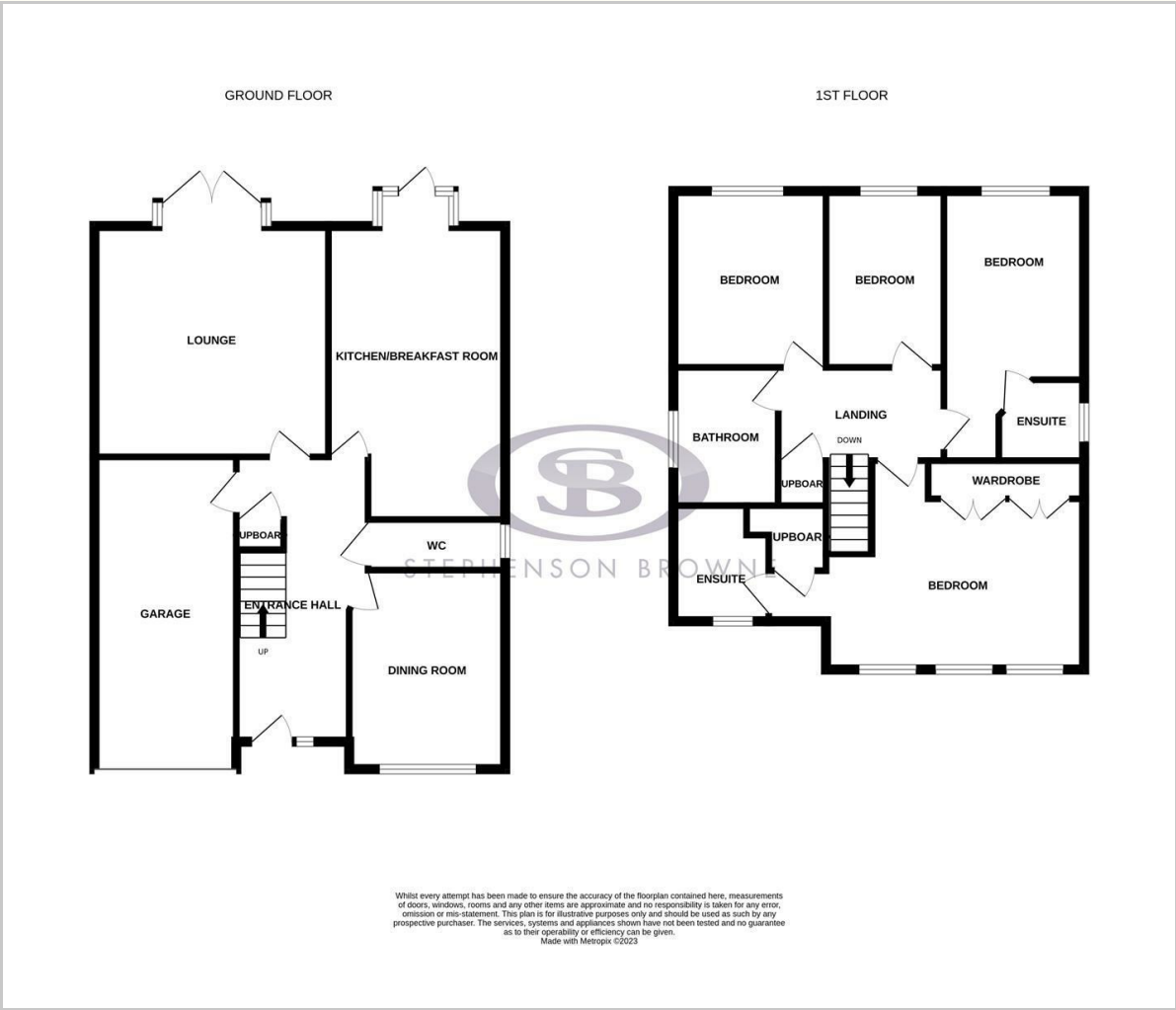
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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





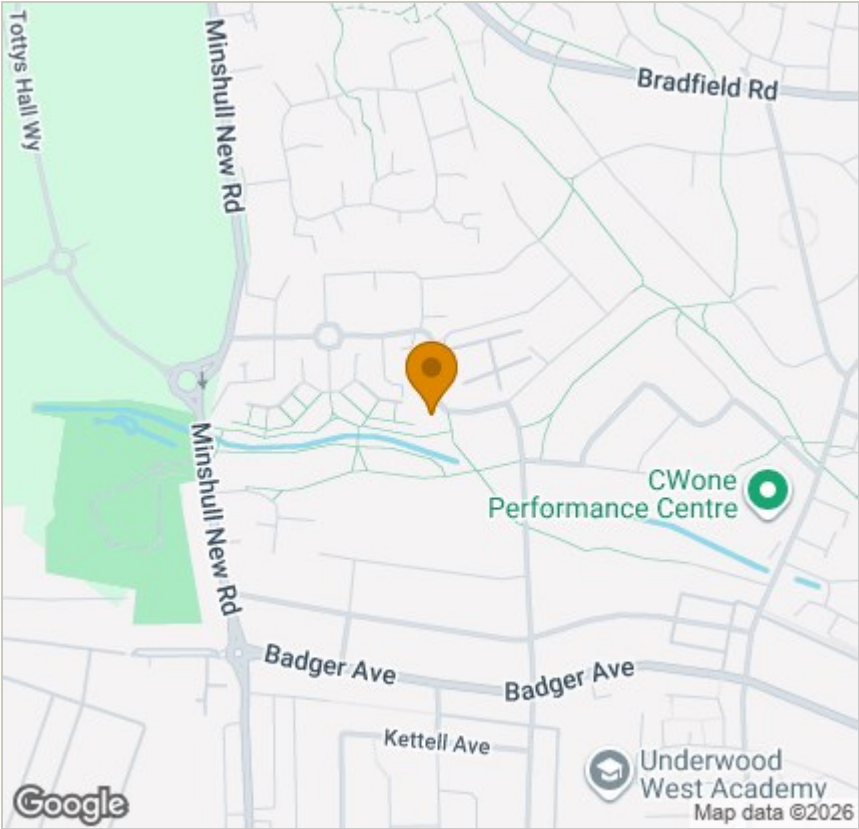
Floor Plan



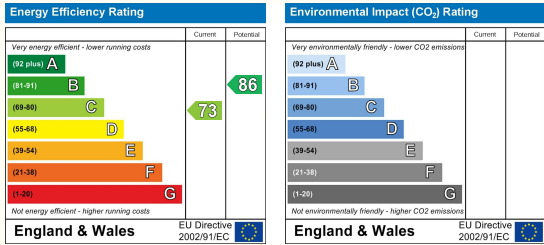
Viewing

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

Area Map



Energy Efficiency Graph



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