



26 TYNEDALE AVENUE, CREWE, CW2 7NY

£190,000 Asking Price



STEPHENSON BROWNE

Stephenson Browne are thrilled to offer for sale this chain free semi-detached property on Tynedale Avenue, presenting a remarkable opportunity to add value and create your perfect family home. Tynedale Avenue is conveniently located in a quiet cul-de-sac, close to amenities and schools for all ages.

The ground floor features two reception rooms. The front room has plenty of space for furniture, and features a bay window and fireplace - truly the centerpiece of the room. The dining/sitting room at the rear of the property benefits from a box bay window overlooking the rear garden. The kitchen is larger than average, whilst in need of updating there is an abundance of potential to create your dream kitchen diner. The kitchen also benefits from a separate utility space and downstairs W.C.

To the first floor, there are three bedrooms, two comfortable doubles both boasting fitted wardrobes, in addition to the third bedroom, a well proportioned single room or home office. The family bathroom has a contemporary finish and features a Villeroy & Boch wash hand basin.

One of the highlights of this fabulous property is its rear garden, with a variety of mature bushes and trees, as well as a flagged path, well maintained lawn and detached single garage. At the front of the property there is a driveway providing invaluable off-road parking.

Call us today to secure your viewing appointment.



Hallway

Living Room

10'5" x 12'1"

Dining/Sitting Room

8'2" x 17'0"

Kitchen Diner

10'5" x 12'9"

Side Porch

5'6" x 2'7"

Downstairs W.C.

2'3" x 5'10"

Utility Room

6'2" x 4'11" reducing to 2'7"

Stairs to First Floor

Landing

Bedroom One

8'6" x 12'1"

Bedroom Two

7'10" x 13'9"

Bedroom Three

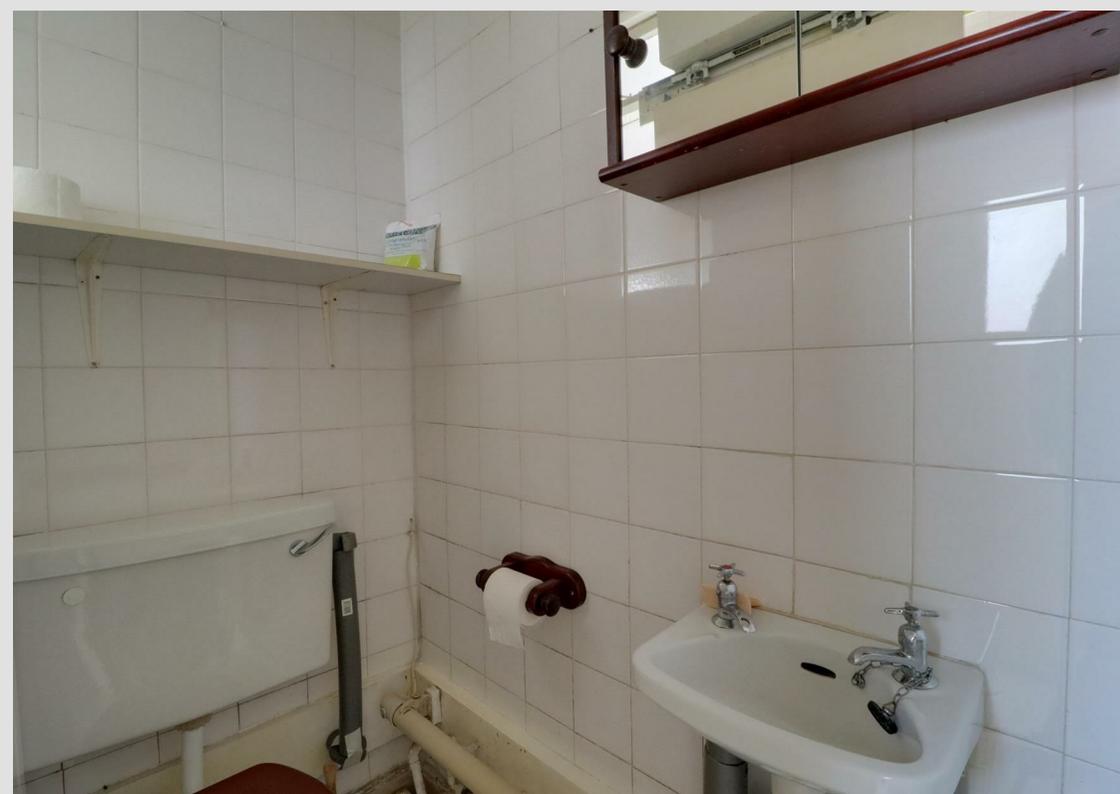
6'2" x 8'6"

Bathroom

6'2" x 7'10"

Externally

Beautifully presented rear garden space with a mixture of mature bushes and trees. Well maintained lawn. Flagged pathway. To the front of the property there is driveway parking.



Council Tax

Band B.

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.

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.



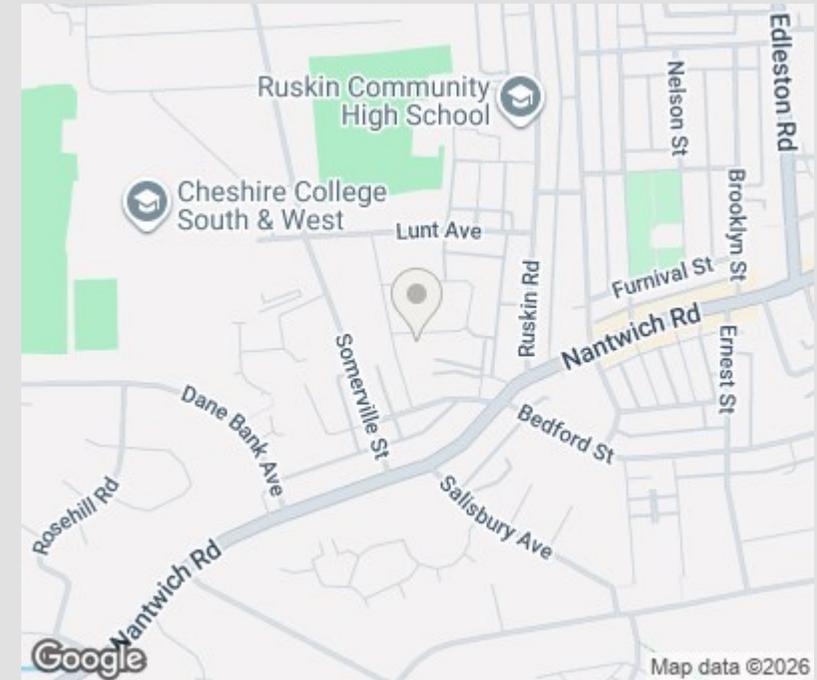




Floor Plan



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 Congleton Office on 01260 545600 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 note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP
 T: 01270 252545
 E: congleton@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

