



143 Lime Tree Avenue, Crewe, CWI 4HT

£215,000

- Well Presented Three Bedroom Semi- Detached Property
- Separate Conservatory
- Useful Outhouse With WC
- Council Tax Band A
- Spacious Lounge With Feature Fireplace
- Good Size Four Piece Modern Family Bathroom Suite
- Good Size Frontage & Off Road Private Parking For Vehicles & Car Charger
- Open Plan Dining Kitchen With Integral Appliances
- Lawned Garden & Patio Areas
- Sought After Location

143 Lime Tree Avenue, Crewe CW1 4HT

A well-presented three-bedroom semi-detached home situated on the ever-popular Lime Tree Avenue in Crewe. This attractive property combines modern efficiency with comfortable family living, benefiting from owned solar panels that need re-connecting which will significantly reduce energy costs throughout the year.



Council Tax Band: A



The ground floor accommodation offers a bright and welcoming entrance hall leading into a spacious lounge, complimented with panelling to the walls and featuring a large bay window that floods the room with natural light.

To the rear of the home there is a the contemporary open-plan kitchen and dining area providing an ideal space for everyday living and entertaining with family and friends alongside a practical conservatory with views and access to the lawned garden area.

Onto the first floor, the property boasts three well-proportioned bedrooms, with two being doubles and the third a single bedroom currently utilised as a dressing room, alongside a stylish and spacious family bathroom equipped with separate shower cubicle and panelled bath.

Externally the home offers a good degree of privacy benefiting from a fully enclosed low-maintenance rear garden perfect for relaxing or hosting during warmer months and a good size patio area with an additional gravel stone and flagged area at the rear of the garden.

There is a superb outhouse with plenty of storage for garden equipment and a useful outside lavatory.

To the front of the property there is a lawned frontage and a spacious driveway providing private off-parking for several vehicles and a car charger to the side of the house.

Set in a popular tree lined avenue convenient for local schools, conveniently placed for access to Leighton Hospital, Bentley Motors and transport links and all Crewe town centre amenities, this is a fantastic opportunity for first-time buyers, families, or those seeking an energy-efficient move-in-ready home.

Early viewing is highly recommended.

Entrance Hallway

Having a UPVC double glazed front entrance door with access into the entrance hallway. Wood effect Laminate flooring. Double radiator. Stairs to the first floor landing and access to the ground floor accommodation.

Lounge

14'5" x 12'7"

Having a UPVC double glazed bay window to the front aspect.

Feature fireplace housing a electric fire with mantle and surround with a granite effect hearth. Panelling walls. Wood effect Laminate flooring.

Open Plan Dining Kitchen

18'11" x 10'2"

Having a UPVC double glazed window to the rear aspect and UPVC double glazed sliding doors with access into the conservatory. UPVC double glazed door with access to the side.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a 1 1/2 bowl sink with mixer tap over. Induction hob with extractor hood over, space and plumbing for American style fridge freezer, oven with integral grill and microwave. Integrated dishwasher, and washing machine. Laminate flooring.

Handy storage cupboard.

Conservatory

6'8" x 7'2"

Having UPVC double glazed windows to the side aspect and UPVC double glazed French doors with access to the patio and garden area. Wood effect laminate flooring.

First Floor Landing

Having a UPVC double glazed obscure window to the side aspect.

Access to the loft.

Bedroom One

12'0" x 11'2"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Wood effect laminate flooring. Radiator.

Bedroom Two

13'3" 10'3"

Having a UPVC double glazed bow window to the front aspect. Panelling to wall. Double radiator.

Bedroom Three

8'4" x 8'2"

Having a UPVC double glazed window to the front aspect. Double radiator.

Externally

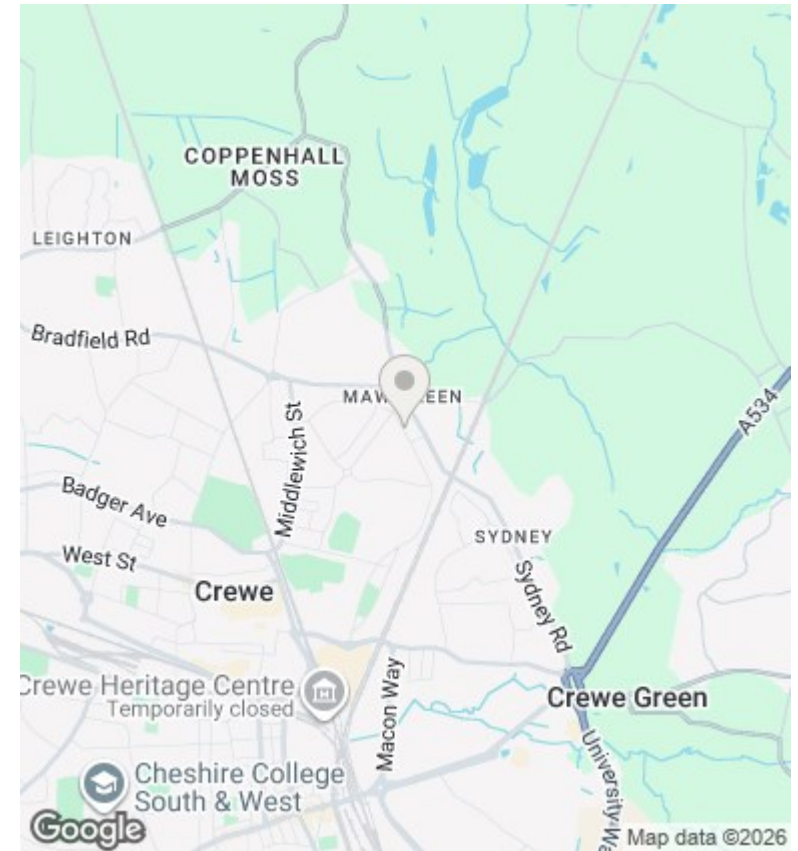
Having a good size patio area with a step up to the lawned garden and timber borders in addition to a separate gravel and flagged patio area at the rear. Outhouse building incorporating a WC and separate storage area for garden equipment.

AML

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	