

## 125 Kestrel Drive, Crewe, CW1 3YX



Situated in a friendly and popular area, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

The property benefits from a welcoming entrance hall, comfortable lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Externally, there is driveway parking to the front with EV charger and gated side access, while the enclosed rear garden features a lawn, Indian stone patio seating area, outside tap and garden shed.

Conveniently located close to a range of good local amenities, well-regarded schools and excellent transport links, the property is ideally positioned for everyday living and commuting.

Early viewing is highly recommended!

### **£175,000**

Cheshire Property  
2 Hightown, Sandbach, CW11 1GA 01270 766656

### Entrance

UPVC double-glazed door opening into the entrance hall, with coving to ceiling, radiator, stairs rising to the first floor and internal door leading to:

### Lounge 13'09" x 10'01"

Coving to ceiling, UPVC double-glazed window to the front elevation, radiator and internal door leading to:



### Kitchen 13'07" x 6'07"

Fitted with a range of base, wall and drawer units with contrasting work surfaces over, incorporating a stainless-steel sink unit with drainer, built-in oven, gas hob and cooker hood over, together with tiled splashbacks. Space and plumbing for washing machine, space for tumble dryer and space for fridge freezer. Under-stairs storage cupboard, UPVC double-glazed window to the rear elevation and UPVC double-glazed obscured-glass door providing access to the rear garden.



### **Stairs to First Floor Landing**

Loft access, with the loft partially boarded, UPVC double-glazed obscured-glass window to the side elevation and internal doors leading to:

### **Bedroom One 13'07" x 10'05"**

Coving to ceiling, UPVC double-glazed window to the front elevation, radiator and airing cupboard housing the hot water cylinder.



### **Bedroom Two 10'01" x 7'00"**

Coving to ceiling, UPVC double-glazed window to the rear elevation and radiator.



### **Bathroom**

UPVC double-glazed obscured-glass window to the rear elevation, panelled bath with electric shower over, vanity unit with inset sink and low-level WC. Part-tiled walls, coving to ceiling and ladder-style towel radiator.



### Externally

**To Front:** Laid mainly to lawn with low wall and driveway providing parking and EV charger together with gated side access to the rear.

**To Rear:** Enclosed by fencing to all sides, with a lawned garden, Indian stone patio seating area, outside tap and garden shed.



**EPC- D**

**Council Tax- B**

**Tenure- Freehold**

### Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

### Hours of Business:

|                  |             |
|------------------|-------------|
| Monday to Friday | 9.00 – 5.00 |
| Saturday         | 9.00 – 1.00 |

### Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



