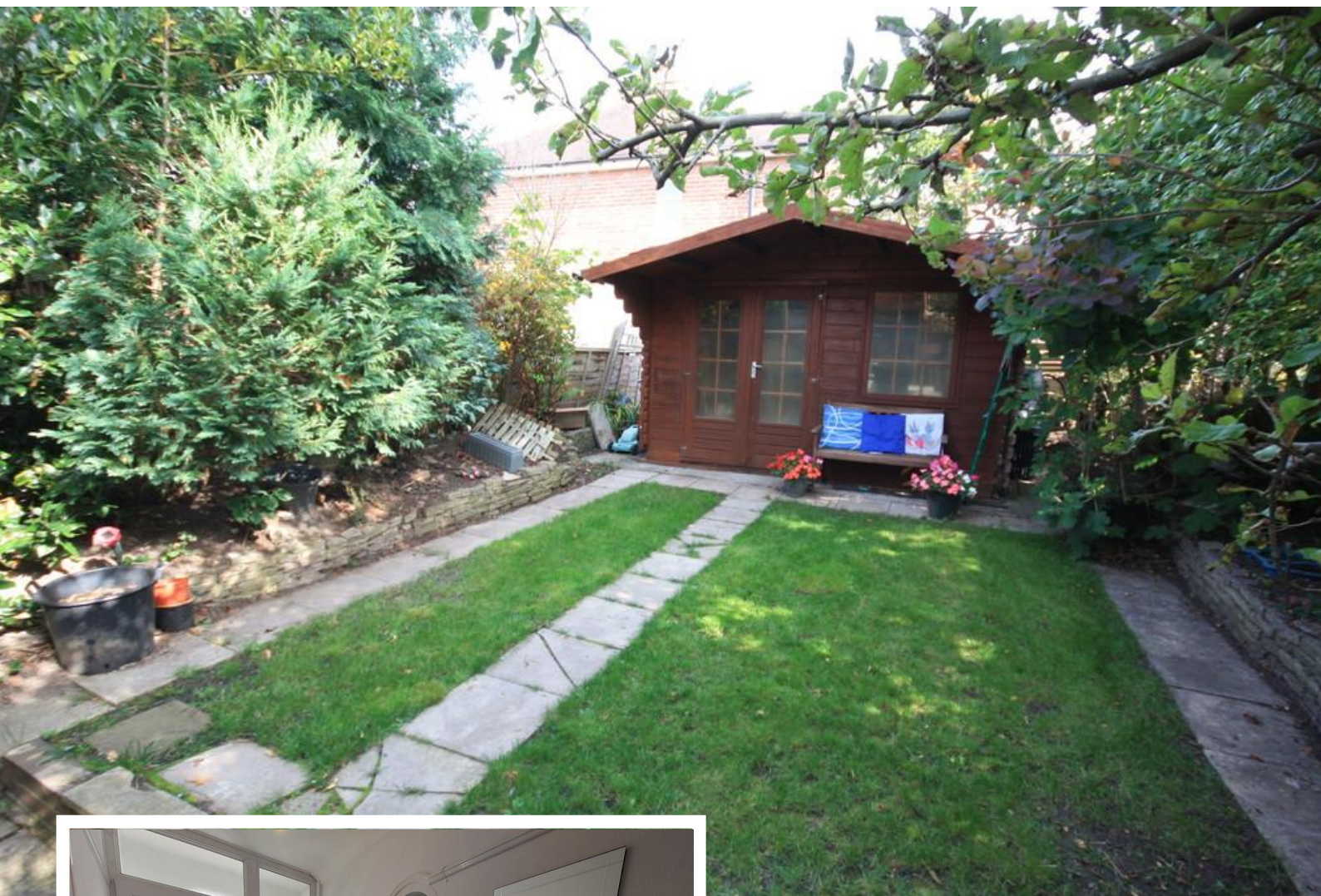




Salisbury Avenue
Crewe, CW2 6JW

- A SEMI DETACHED RESIDENCE
- UPVC D/G, GCH, NEW CARPETS **Offers In Region Of £170,000**
- WITHIN A POPULAR LOCATION
- TWO RECEPTION ROOMS, CONSERVATORY
- NO CHAIN
- 20 KITCHEN, LANDING AREA
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS & FAMILY BATHROOM





Property Description

INTRO

Shaw's & Co are delighted to offer a lovely home WITH NO CHAIN - Which must be viewed to be appreciated, set within a pleasant district, with new carpets fitted, comprising an entrance porch, hallway, two reception rooms, extended 20' kitchen, conservatory, three bedrooms, a bathroom. A driveway provides parking and landscaped gardens. The property is located within the most popular sought after residential area close to all local facilities to include shops for day to day needs all within walking distance on Nantwich Road, with highly regarded schools for all ages and the mainline railway station with excellent road/bus links across the city and to Nantwich, Chester & Stoke-on-Trent. Internally the property has many features, original Parquet flooring, original doors, hall feature circular stained porthole & good sized rooms. UPVC double glazing, gas central heating, owned solar panels. Viewing essential without further delay!

DIRECTIONS

Please follow Sat Nav with postcode CW2 6JW . Turn off



Nantwich Road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Feature arch, tiled floor, door to:

ENTRANCE HALL

Entered through a UPVC door. Feature circular stained glass window to the side elevation. Stairs to the first floor. New carpet.

SITTING/DINING ROOM

11' 6" x 11' (3.51m x 3.35m) max

Bay window to the front elevation. Feature fireplace with marble inset and gas fire. Picture rail, original Parquet flooring. Radiator.



LOUNGE

13' 4" x 11' 11" (4.06m x 3.63m)

Picture rail, feature fireplace, double radiator. New carpet. French doors lead to:

CONSERVATORY/GARDEN ROOM

8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed windows, sliding door leads to the garden, a good degree of privacy looking in to the garden.



KITCHEN

20' x 6' 3" (6.1m x 1.91m)

A good sized kitchen with fitted base and wall units, single drainer sink, space for appliances. Three windows so lots of natural light, UPVC part glazed side access door. Tiled floor, under stairs pantry area.

FIRST FLOOR LANDING

Window to the side elevation, access to the loft. New carpet. Potential desk area. Doors to:

BEDROOM ONE

11' 10" x 7' 4" (3.61m x 2.24m)

Window to the front elevation. Built in wardrobes, radiator. New carpet.



BEDROOM TWO

11' x 10' 2" (3.35m x 3.1m)

Window to the rear elevation. Radiator. New carpet.

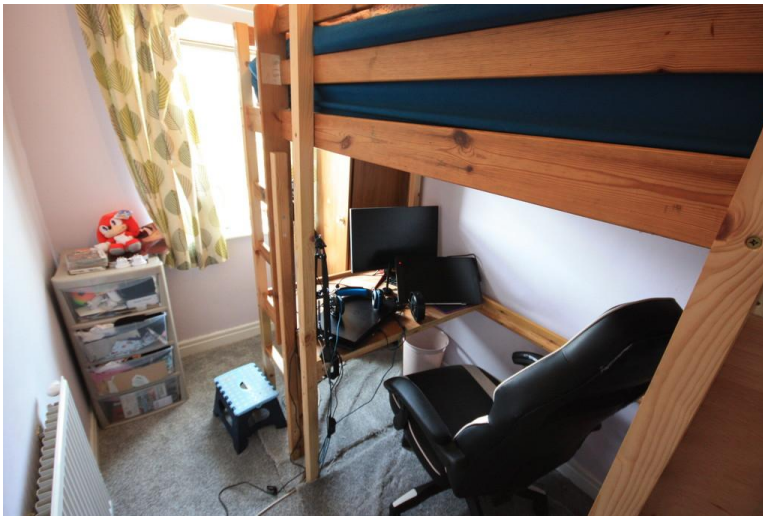
BEDROOM THREE

8' 7" x 5' 9" (2.62m x 1.75m)

Window to the front elevation. Radiator. New carpet.

BATHROOM

Window to the rear elevation. A white suite comprising: a



paneled bath, mixer taps with shower attachment, low level W.C, wash hand basin. Fully tiled walls and laminate flooring, built in storage cupboard with a combi gas boiler.

EXTERNALLY

FRONT

A driveway provides parking space for one car, potentially two, garden shrub border. Pathway leads to:

REAR

A landscaped pleasant garden laid to lawn with flower beds. Patio area. Timber summer house with electric power approx 11 x 9 The garden has a nice degree of privacy.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Cheshire East Council

COUNCIL TAX BAND B

EPC RATING (PDF available online)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission, or misstatement and the floor plan is an illustration only in a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee, as to their operation or efficiency can be given.
Made with Visual Builder



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43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782 787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements