

**FOR SALE**



**Arbour Close, Madeley, Crewe**

**3 Bedrooms, 1 Bathroom, Detached House**

**Offers In Region Of £267,500**

  
**MARTIN&CO**





## Arbour Close, Madeley, Crewe

3 Bedrooms, 1 Bathroom

Offers In Region Of £267,500

- Detached Family Home
- Sought After Village of Madeley
- Three Bedrooms
- Extended Kitchen/Diner
- Garden Room



**ENTRANCE HALL** Storage cupboard, stairs to first floor.

**WC** Low level WC, hand wash basin set in vanity unit, ceramic tiled floor, double glazed window to the front elevation, radiator.

**LOUNGE** 16' 0" x 11' 9" (4.90m x 3.59m) Electric fire, double glazed window to the front elevation, radiator.

**KITCHEN/DINER** 19' 6" x 12' 4" (5.96m x 3.76m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless-steel sink unit and drainer, integrated oven and hob with extractor, integrated dishwasher, door through to utility, radiator.

**GARDEN ROOM** 16' 3" x 11' 10" (4.96m x 3.61m) A fantastic addition having bi-fold doors opening onto the rear garden and double-glazed windows to the side elevation, built in storage cupboards, pass through to kitchen, radiator.

**UTILITY ROOM** 15' 1" x 7' 4" (4.62m x 2.24m) Fitted with wall and base units with worksurface over which incorporating a stainless-steel sink unit and drainer, space and plumbing for washing machine and tumble dryer quarry tiled floor, door giving access to the side, radiator.

**LANDING** Airing cupboard, double glazed window to the side elevation.

**BEDROOM ONE** 12' 0" x 10' 4" (3.67m x 3.15m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

**BEDROOM TWO** 11' 5" x 9' 11" (3.48m x 3.04m) Double glazed window to the front elevation, built in storage cupboard, radiator.

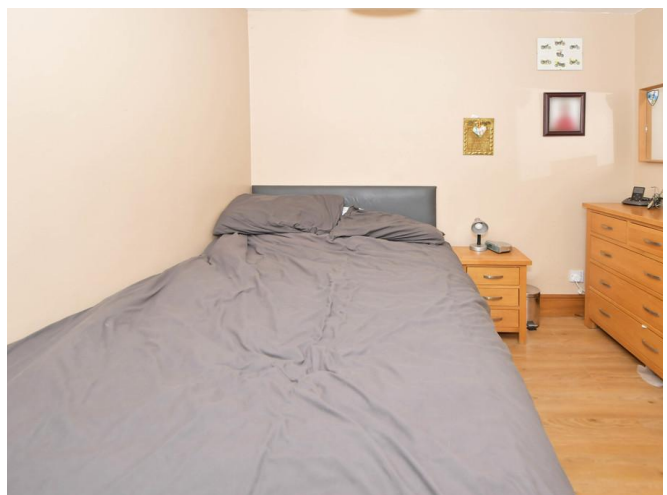


**BEDROOM THREE** 9' 4" x 8' 4" (2.86m x 2.55m)  
Double glazed window to the side elevation, built in storage cupboard, radiator.

**BATHROOM** 7' 1" x 6' 11" (2.17m x 2.11m) Modern white suite comprising; low level WC and bath with shower over, fully tiled walls, double glazed window to the rear elevation, radiator.

**GARAGE** 18' 11" x 8' 2" (5.79m x 2.50m) Attached single garage with up and over door, power and lighting.

**GARAGE** The property is approached via a block paved driveway providing off road parking with a lawned garden adjacent. To the rear of the property there is a delightful rear garden with enjoys a good degree of privacy and is mainly laid to lawn with both a paved patio and decked seating area.







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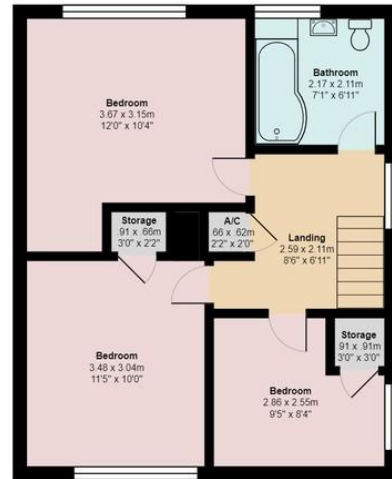








Ground Floor



First Floor

All measurements are approximate and for display purposes only

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