



**57 Valley Road**

CW2 8JZ

**£179,950**



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INDEPENDENT ESTATE AGENTS





# 57 Valley Road

- Traditional 3 Bed Semi
- Large Through Lounge Diner
- Landscaped Low Maintenance Gardens
- Four Piece Bathroom
- DG & GCH
- Sought After Location

An early viewing is certainly recommended of this beautifully presented mature semi detached home which is located within a most sought after and popular residential area which is well served by local shops for day to day needs and highly regarded schools for all ages, it is also worth noting that the renowned Queens Park is only a short distance away which provides an ideal setting for walks around the lake and picnics during the summer months, there is also a children's play area and cafe located within the grounds. This immaculate home offers wonderful family accommodation standing within lovely landscaped gardens, internally there is a welcoming reception hall with lovely wooden effect flooring which extends to both reception rooms. The lounge diner is open plan providing a wonderful entertaining space with double opening doors onto the garden. The kitchen completes the ground floor and has a range of units. On the first floor there are three bedrooms, two doubles and one single/box room alongside the family bathroom with four piece suite. Externally there is a good size garden which has been designed to create ample parking with a large gravel area with shrub and flower borders. There is an area to the side of the property which gives access to the enclosed low maintenance garden with flagged patio and artificial grass, to the far rear is a further patio currently housing a hot tub. There is a garage (limited access) with power, light and personal door to the garden. The property has double glazing and gas central heating.



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## Entrance Hall

Double glazed entrance door with matching glass panels to either side. Stairs leading to the first floor with under stairs storage housing the boiler. Wooden style flooring. Radiator.

## Open Plan Lounge Diner

**Lounge** 12'0" x 10'11" plus 9'0" x 4'3" (3.66m x 3.33m plus 2.74m x 1.30m) Double glazed double opening doors to the garden with matching glass side panels. Wooden style flooring. Wiring to wall lights. Inset spotlights to ceiling. TV point.

**Dining Area** 11'10" x 11'1" excluding bay (3.61m x 3.38m excluding bay) Double glazed bay window to the front. Radiator. Wood effect flooring.

## Fitted Kitchen

13'0" x 6'0" extending to 8'0" into alcove (3.96m x 1.83m extending to 2.44m into alcove) Double glazed door and modesty window to the side. Range of white high gloss fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units with cupboards and drawers. Wall mounted cabinets over. Built in ceramic hob with electric oven and grill. Extractor hood. Tiled floor. Plumbing for a dishwasher and washing machine.

## Stairs to First Floor

Landing with double glazed window and access to loft space.





#### Bedroom One

11'11" x 9'7" extending to 10'9" into wardrobes (3.63m x 2.92m extending to 3.28m into wardrobes)  
Double glazed window. Radiator. Built in triple and double wardrobe.

#### Bedroom Two

11'9" x 10'9" (3.58m x 3.28m)

Double glazed window. Radiator.

#### Bedroom Three

6'6" x 6'6" (1.98m x 1.98m)

Double glazed window. Radiator.

#### Bathroom

Modesty double glazed window. Four piece suite comprising a separate shower cubicle with mains shower. Panelled bath. Pedestal wash hand basin. Low level W.C. Complementary tiling. Heated towel rail.

#### Externally

The property stands in good size gardens with ample off road parking. To the rear the garden has been designed to provide a low maintenance area allowing potential purchasers to sit out enjoying the summer months without the fuss of major gardening.

#### Garage

21'9" x 8'3" (6.63m x 2.51m)

Access restricted currently used for storage. Up and over door. Personal door to the garden. Power and light.

#### Tenure

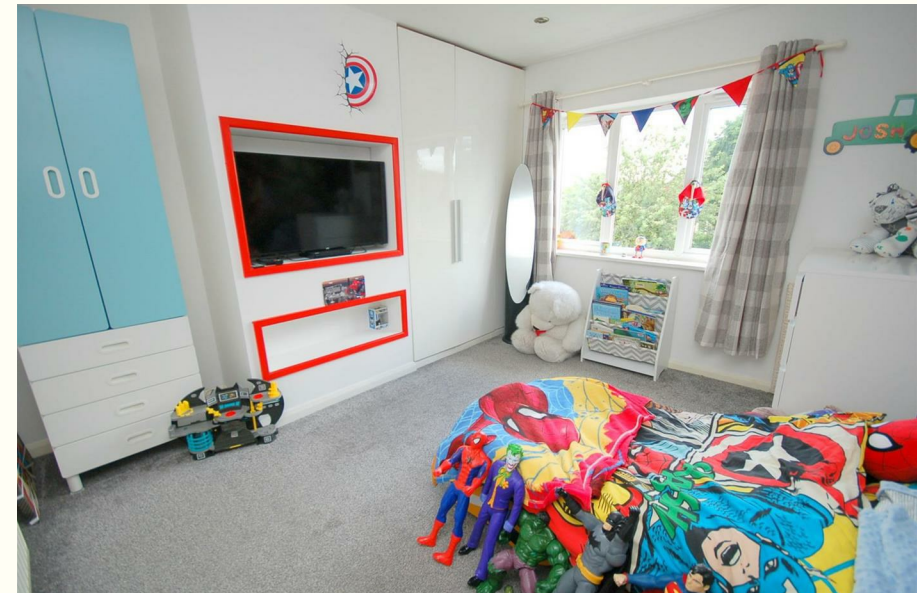
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### Need to Sell?

For a FREE valuation please call us on 01270 252545

### Directions

From the agents office turn left along Nantwich Road and take the third right hand turning into Dane Bank Avenue. Proceed to the T junction and turn left into Valley Road and the property is located on the right hand side clearly identified by our 'For Sale' sign.

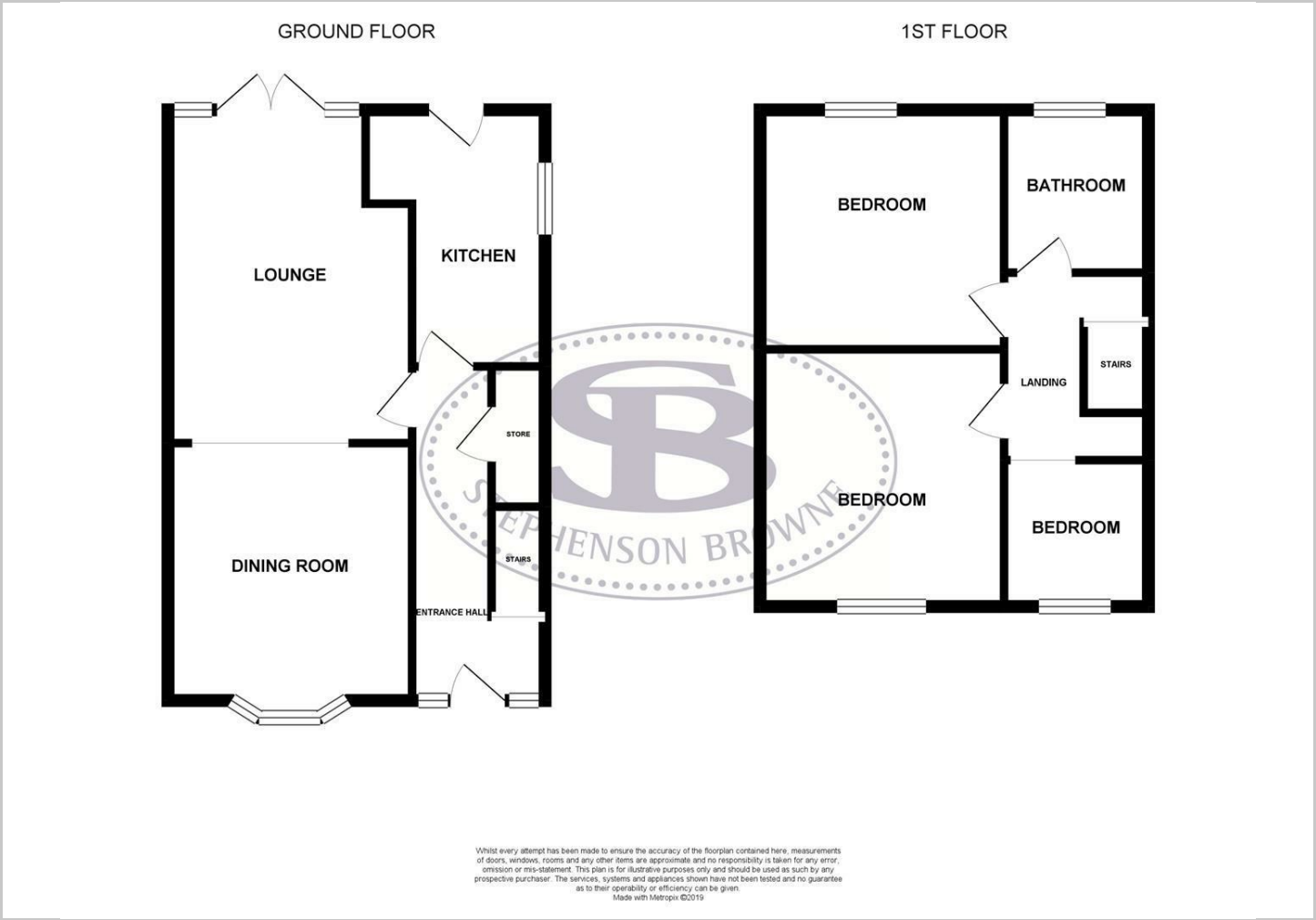








Floor Plans



Viewing

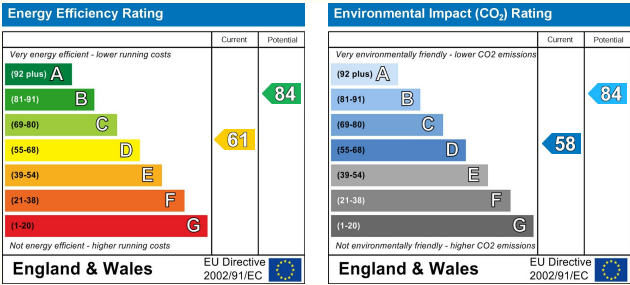
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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