



25 Dorric Way

CW1 3SX

£144,995



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INDEPENDENT ESTATE AGENTS



£144,995

25 Dorric Way

- Extended 3 Bed Semi
- Large Garden
- DG & GCH
- Beautifully Presented
- Cul-De-Sac Location
- Viewing Recommended

Ring us today if you are seeking a spacious extended family home in lovely decorative order! This is a lovely semi detached home which is set within a small cul-de-sac in a very popular and sought after residential area with large recreational green and excellent play area only a stones throw away. The property is certainly well placed for access to local amenities including shops and highly regarded schools, whilst the town centre, retail park and lifestyle centre are readily accessible as are many of the town's major employers which are situated nearby. The property certainly demands an early viewing to fully appreciate the accommodation on offer and should ideally suit the needs of a family having double glazing and gas central heating. Internally the accommodation comprises of an entrance hall which gives access to the good size lounge which leads through to the dining room, there is also a fitted modern kitchen. On the first floor there are three bedrooms and a bathroom. Externally the property features a great size plot with block paved driveway and gardens which extend to the front, side and rear.



Entrance Hall

Double glazed entrance door. Radiator. Stairs leading to the first floor. Oak style flooring.

Lounge

20'1" x 14'11" (6.12m x 4.55m)

Double glazed window. Two radiators. Oak effect wooden flooring. Feature fire surround with marble effect insert and hearth housing a living flame gas fire as fitted. TV point. Wiring for wall lights. TV point. Coving to ceiling. Open plan to the dining area.

Dining Area

9'1" x 7'7" (2.77m x 2.31m)

Double glazed sliding patio doors opening onto the garden. Coving to ceiling. Oak effect wooden flooring.

Kitchen

Two double glazed windows and door to the garden. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall cabinets over. Built in four ring induction hob with electric oven and grill. Extractor hood with inset lighting. Complementary tiling. Plumbing for a washing machine. Space for a fridge. Radiator. Concealed wall mounted boiler. Complementary tiling.

Stairs to First Floor

Turning staircase giving access to the landing with modesty double glazed window.

Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

Double glazed window. Radiator. TV point.



Bedroom Two 9'10" x 9'9" (3.00m x 2.97m)
Double glazed window. Radiator. Built in storage cupboard.

Bedroom Three 8'1" x 6'6" (2.46m x 1.98m)
Double glazed window. Radiator. Built in storage with access to loft space.

Bathroom
Modesty double glazed window. Heated towel rail. Full suite comprising a p' shaped panelled bath with wall mounted shower as fitted with curved glass screen. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Externally
The property occupies a prime spot within the cul-de-sac with probably one of the largest rear gardens. To the front is a wall and fence boundary. There is a lawn with shaped borders comprising an array of shrubs and flowers, there is also a block paved driveway providing off road parking. To the side of the property is a gate with decorative brick arch leading through to the garden and detached garage. The rear garden is an excellent size and is mainly laid to lawn with a paved patio, raised decking, outside light and tap.

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 or e-mail and we will be happy to assist.

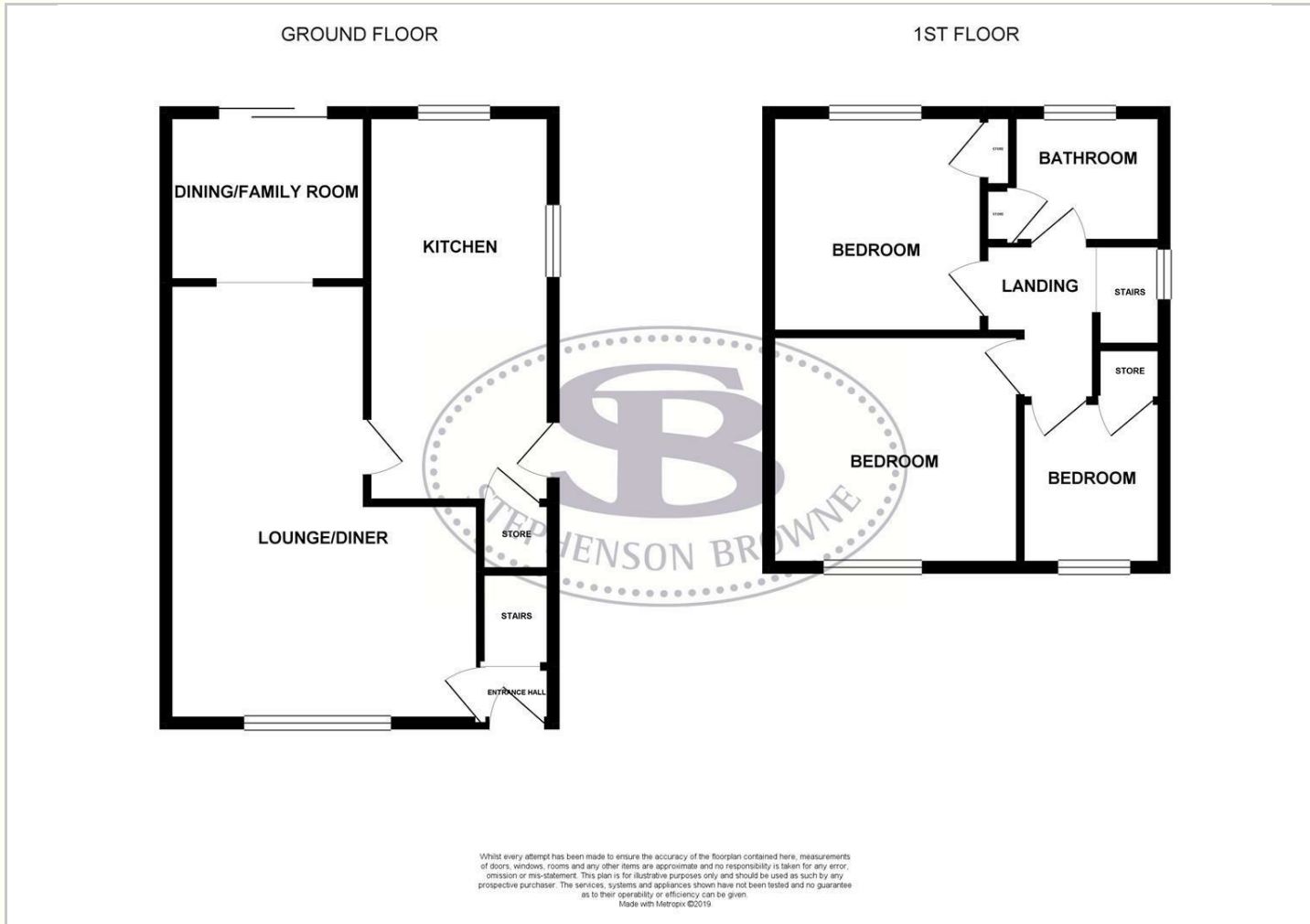
Directions

From the agent's office proceed into Ruskin Road and follow to the end. Turn left into Alton Street and then first right into Flag Lane. Follow the road through three sets of traffic lights and into the upper part of Broad Street. Take the third left hand turn into McLaren Street and Doric Way can be found on the right hand side. The property is located towards the head of the cul-de-sac clearly identified by our 'For Sale' sign.





Floor Plans

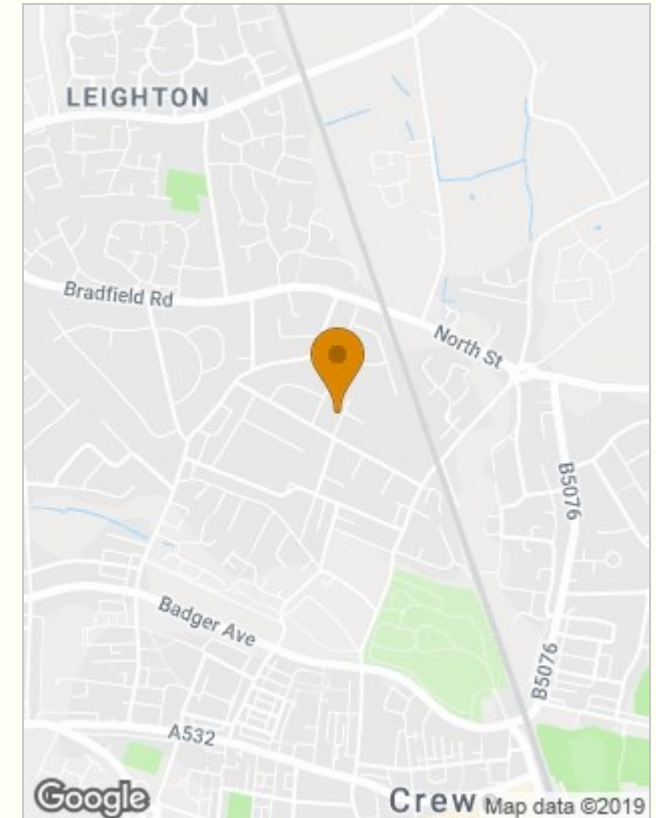


Viewing

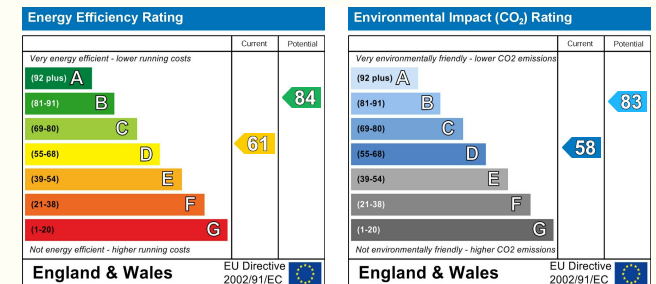
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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