



**12 Padmore Close**

CW1 3QX

**£120,000**



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STEPHENSON BROWNE







# 12 Padmore Close

- No Buying Chain Involved
- Fitted Kitchen
- DG & GCH
- Spacious Lounge Diner
- 2 Bedrooms, Master En-Suite
- 2 Allocated Parking Spaces

This lovely presented and tastefully decorated home occupies a prime position tucked within a cul-de-sac of similar style homes in what is undoubtedly a very popular and sought after residential area ideal for access to local shops for day to day needs and highly regarded schools for all ages. The property is also handily placed for access to both Nantwich and Crewe town centres as well as the retail park, lifestyle centre and many of the town's major employers to include Bentley Motors and Leighton hospital. The property is offered for sale with no buying chain involved and has two allocated parking spaces within a car park complex located to the side of the property, double glazing and gas central heating. Internally there is a welcoming reception which gives access to both the well fitted kitchen and spacious lounge diner which is located to the rear with sliding patio doors opening onto the garden. On the first floor there are two double bedrooms, the master having an en-suite facility and the bathroom completes the accommodation. Externally there is an enclosed garden to the rear which features a patio and lawn. All in all a truly wonderful property suitable for all age groups certainly worthy of a early inspection.



£120,000



## Entrance Hall

Double glazed entrance door. Laminate flooring. Radiator. Stairs off.

## Kitchen

10'4" x 6'5" (3.15m x 1.96m)

Double glazed window. Laminate floor. Range of fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Gas cooker point. Concealed extractor. Complementary tiling. Plumbing for a washing machine. Space for a fridge. Heated towel rail.

## Lounge Diner

15'2" x 13'1" (4.62m x 3.99m)

Double glazed sliding patio doors opening onto the garden. Built in storage cupboard. TV point. Wiring for wall lights. Radiator. Coving to ceiling.

## Stairs to First Floor

Landing with access to loft space with drop down ladder.

## Bedroom One

10'3" x 10'0" (3.12m x 3.05m)

Double glazed window. Radiator.

## En-Suite Shower Room

Built in shower cubicle with wall mounted shower as fitted and glass door. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.





#### **Bedroom Two**

10'3" x 8'1" (3.12m x 2.46m)

Double glazed window. Radiator.

#### **Bathroom**

Modesty double glazed window. Full suite comprising a panelled bath. Pedestal wash hand basin. Low level W.C. Dado rail. Complementary tiling. Radiator.

#### **Externally**

The property occupies a prime position within a cul-de-sac of similar style homes and to the rear the garden is a good size featuring a patio and lawn with shrub and flower borders.

#### **Two Allocated Parking Spaces**

Located under the archway in an allocated area to the side of the property.

#### **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**

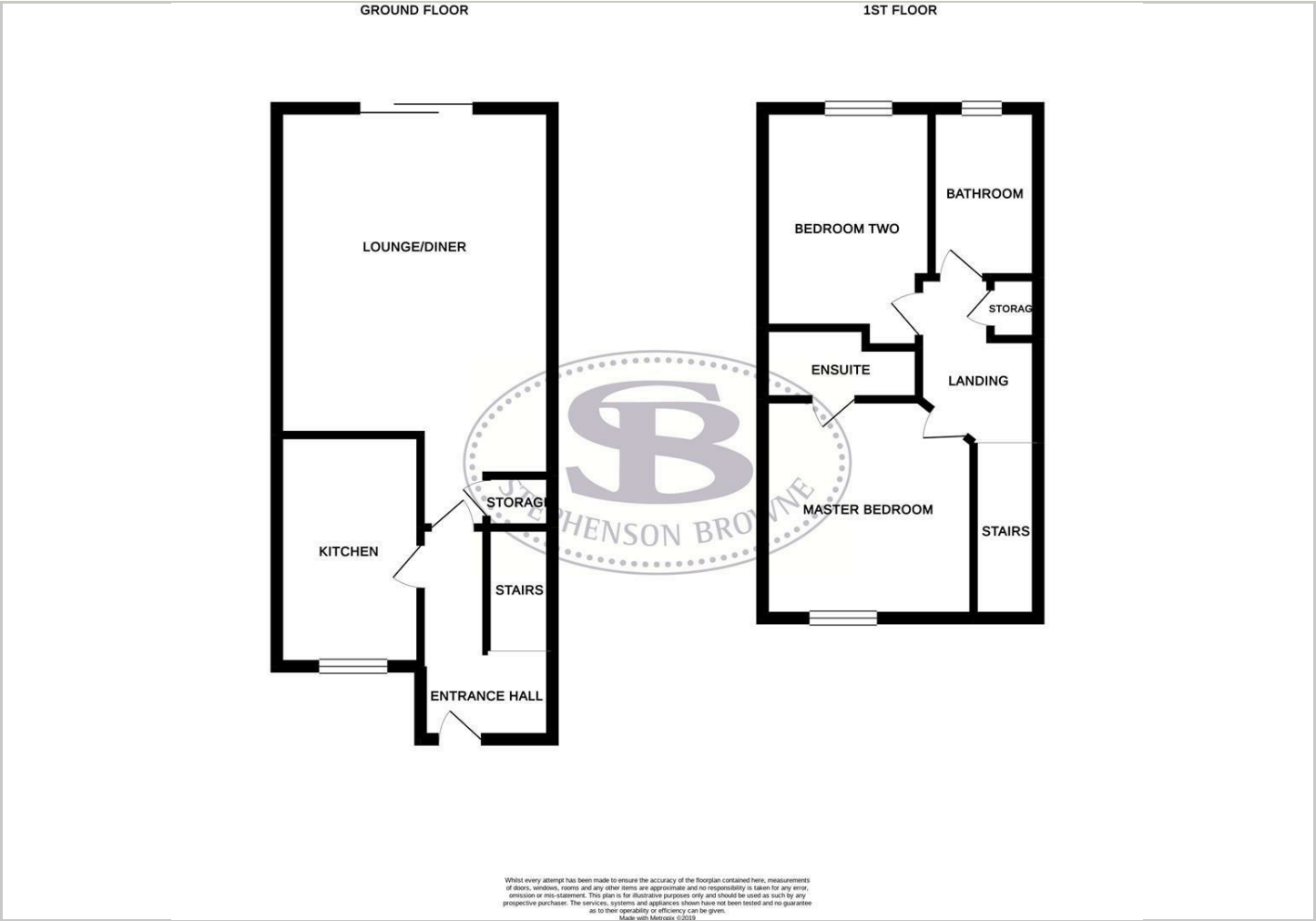
From the agents office proceed into Ruskin Road and follow to the end. Turn left into Alton Street and then immediate right into Flag Lane. Proceed to the traffic lights and turn left into Wistaston Road/Victoria Avenue. Follow the road to the end (passing the Queens park on your left). Turn right into West Street, cross over the railway bridge and take the second left into Minshull New Road. Follow the road going straight across the roundabout and take the fourth right hand turning into James Atkinson Way. At the roundabout bear right and the property can be found in the third small cul-de-sac on the right hand side clearly identified by our 'For Sale' sign.







Floor Plans



Viewing

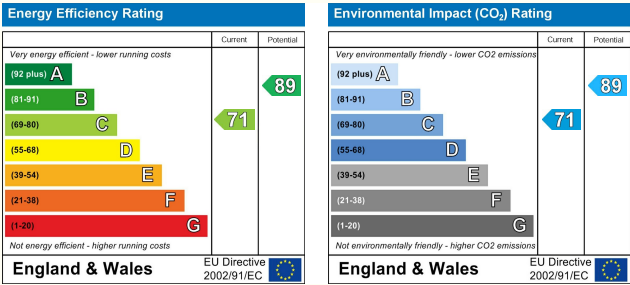
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk