



19 English Oak Avenue

CW2 5SU

Offers Over £170,000



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STEPHENSON BROWNE



19 English Oak Avenue

- Freehold Negotiable
- Lovely Fitted Kitchen
- Popular Sought After Location
- Large Lounge Diner
- Driveway & Enclosed Garden
- Beautifully Presented

*** PURCHASE OF FREEHOLD NEGOTIABLE *** Stephenson Browne are sure that you will be impressed and will not want you to miss out, therefore we feel it is extremely important that you ring us today to book a viewing of this immaculate home which is located within the ever popular and highly regarded village of Shavington set within a lovely new development. Beautifully presented throughout with the benefit of invaluable off road parking, this well designed home comprises of an entrance hall with useful cloakroom off, there is an excellent size lounge diner which creates a lovely entertaining room full of light with French doors opening onto the garden. The fitted kitchen has a range of eye catching high gloss units with built in appliances. On the first floor there are three bedrooms and the family bathroom. The property has double glazing and gas central heating. Externally there are gardens to the front and rear and a driveway to the side. English Oak Avenue is well positioned close to good road and rail links making it ideal for the commuter. It is also worth noting that there are excellent schools for all ages nearby as well as shops for day to day needs.



Entrance Hall

Double glazed entrance door with inset frosted glass panel. Laminate flooring. Stairs to first floor. Radiator.

Cloakroom

Modesty double glazed window. Radiator. Laminate flooring. Suite comprising a low level W.C. Wash hand basin. Complementary tiling.

Fitted Kitchen

11'1" x 7'4" (3.38m x 2.24m)

Double glazed window. Radiator. 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. Built in four ring gas hob with electric oven and grill. Extractor hood. Integrated fridge freezer, dishwasher and washing machine. Inset spotlights to ceiling. Complementary tiling.

Lounge Diner

14'5" x 14'4" maximum (4.39m x 4.37m maximum)

Double glazed French doors to the garden with matching glass panels to either side. Radiator. TV point. Built in under stairs storage. Space for a table and chairs.

Stairs to First Floor

Landing with access to loft space.

Bedroom One

13'8" x 7'11" (4.17m x 2.41m)

Double glazed window. Radiator. Range of fitted wardrobes.





Bedroom Two 10'0" x 8'0" (3.05m x 2.44m)
Double glazed window. Radiator. Laminate flooring. Range of fitted wardrobes.

Bedroom Three 9'2" x 6'2" (2.79m x 1.88m)
Double glazed window. Radiator. Laminate flooring.

Family Bathroom
Modesty double glazed window. Full suite comprising a panelled bath with wall mounted shower over and glass screen. Pedestal wash hand basin. Low level W.C. Complementary tiling.

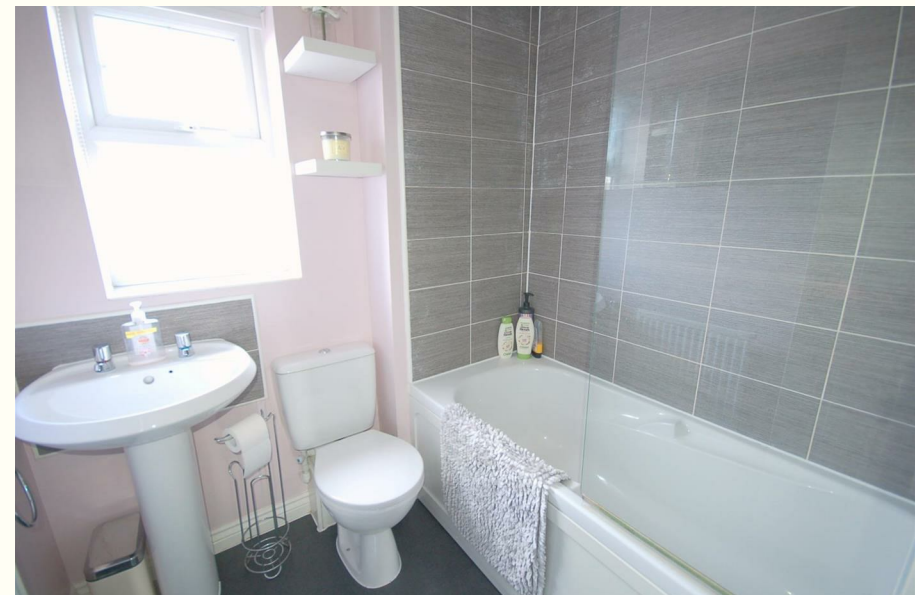
Externally
The property stands within neat gardens, to the front the garden features an open lawn and gravel area with tarmac driveway to the side providing ample off road parking. To the rear the garden is enclosed and features an Indian stone patio and lawn with flower and shrub borders and an English oak tree.

Tenure
We understand from the vendor that the property is leasehold. 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.

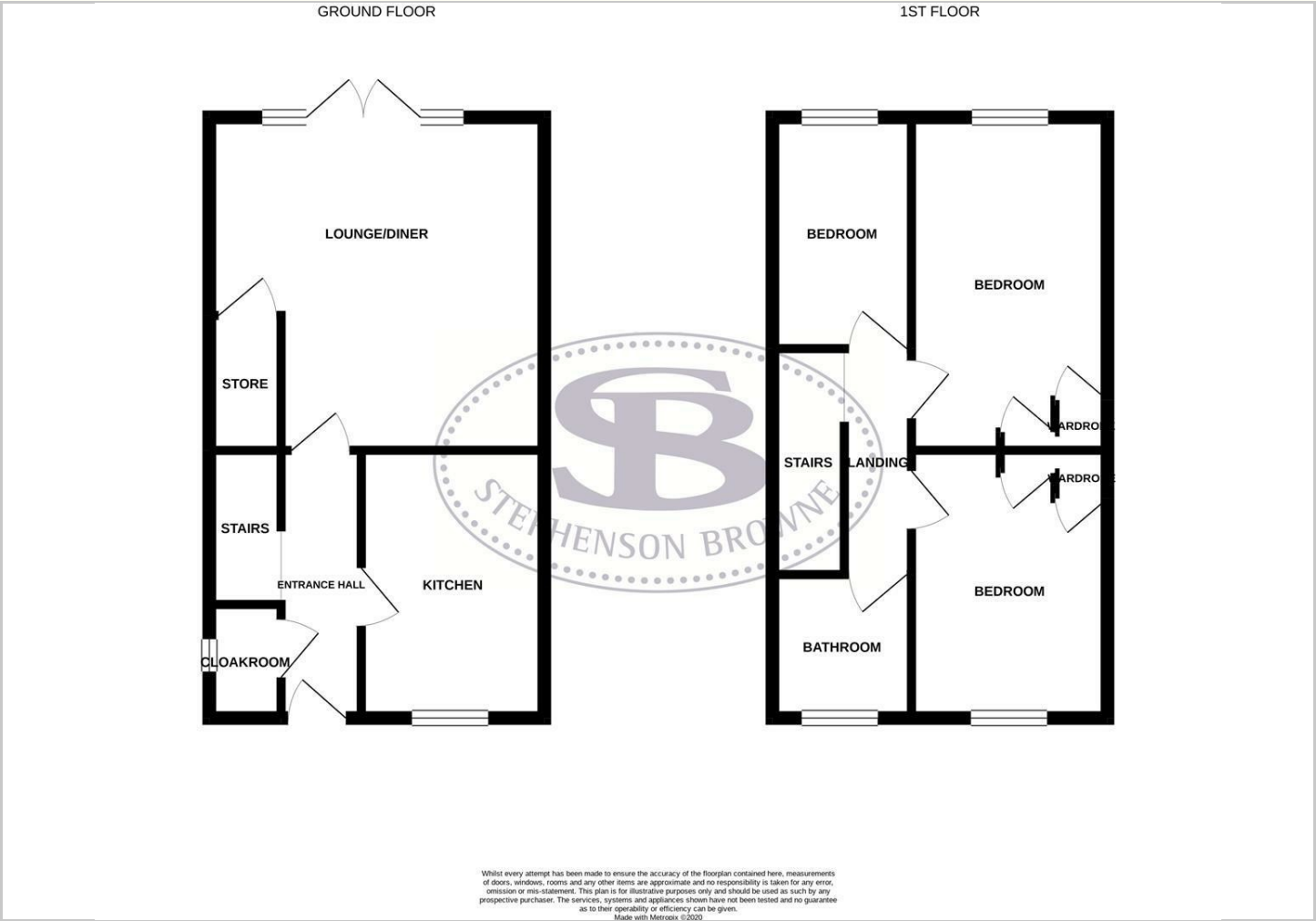
Directions

From the agents office turn right along Nantwich Road in the direction of the railway station and at the second set of traffic lights turn right into South Street. Continue along as the road becomes Gresty Road and continue along. At the roundabout turn right into Crewe Road and then left into English Oak Avenue. The property is located on the left hand side clearly identified by our 'For Sale' sign.





Floor Plans

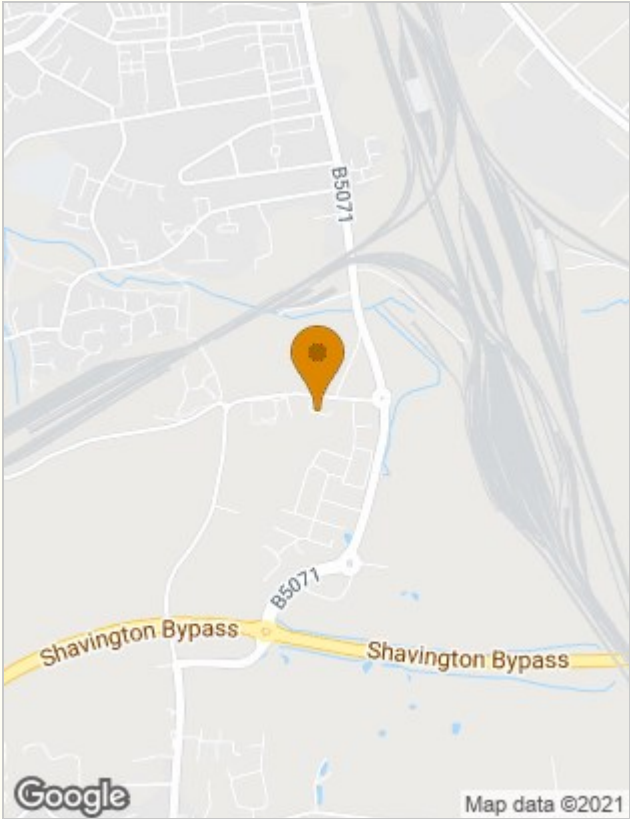


Viewing

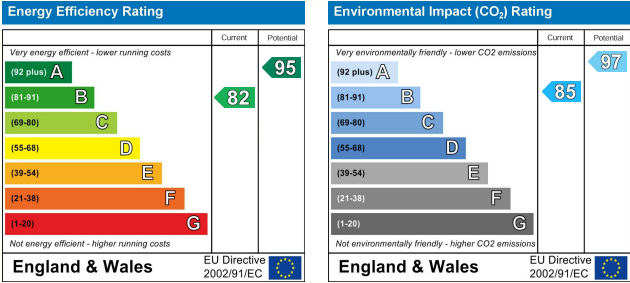
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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