



**22 Micklewright Avenue**

CW1 4DF

**£119,500**



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STEPHENSON BROWNE







## 22 Micklewright Avenue

- Immaculately Presented
- Beautiful Open Plan Fitted Kitchen Conservatory
- Cloakroom & Bathroom
- Wonderful Landscaped Gardens
- Suitable For All Age Groups
- Convenient & Popular Location

Want a home ready to move into? Well we strongly suggest that you take an early viewing of this immaculately presented home which has been re-designed and upgraded to the highest standard - we are sure that you will be delighted and ringing us straight away to make an offer! If you are looking for a property to move straight into then this is for you, you will not be disappointed. Beautifully presented and located within a convenient and popular location this home is sure to impress. Internally there is an entrance which leads to the spacious lounge with feature log burning stove. The beautiful fitted kitchen has a range of high gloss cream units to include curved end units and built in appliances, all open plan to the conservatory making this a super entertaining room. The ground floor is completed by the lovely cloakroom. On the first floor there are two double bedrooms and the bathroom. The property has double glazing, gas central heating, wonderful landscaped gardens to the front and rear all of which make this a home ready to move straight into without any fuss.



### Entrance Hall

Double glazed entrance. Stairs leading to the first floor.

### Lounge

12'6" x 11'4" (3.81m x 3.45m)

Double glazed bay window to the front. Picture rail. Radiator. Feature marble Adam style fire surround with matching insert and heath set into the recessed area of the chimney breast housing a log burning stove. TV point. Radiator.

### Fitted Kitchen

11'3" x 7'6" (3.43m x 2.29m)

Double glazed window. Open plan to the conservatory. Range of lovely fitted units comprising a circular sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall cabinets over. Built in ceramic hob with electric oven and grill. Extractor hood. Space for a fridge freezer. Complementary tiling.

### Cloakroom

Recently installed suite comprising a vanity wash hand basin. Low level W.C. Complementary tiling.

### Conservatory

8'4" x 6'5" (2.54m x 1.96m)

Double glazed windows and door to the garden. Radiator.

### Stairs to First Floor

Landing with access to loft space.







**Bedroom One** 12'4" x 11'2" (3.76m x 3.40m)  
Double glazed bay window to the front. Radiator. Two built in wardrobes.

**Bedroom Two** 7'7" x 7'0" (2.31m x 2.13m)  
Double glazed window. Radiator.

**Bathroom**  
Modesty double glazed window. Full suite comprising a panelled bath with wall mounted shower over. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator. Built in storage housing the boiler.

**Externally**  
Stunning landscaped gardens to the front and rear providing a wonderful outdoor space to be enjoyed all summer long.

**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 continue to the end turning left into Alton Street and first right into Flag Lane. Continue through two sets of traffic lights and at the third set turn right into Badger Avenue. Continue through the lights and under the railway bridge into Middlewich Street. Micklewright Avenue is the fifth right hand turn. The property is located on the right hand side clearly identified by our 'For Sale' sign.





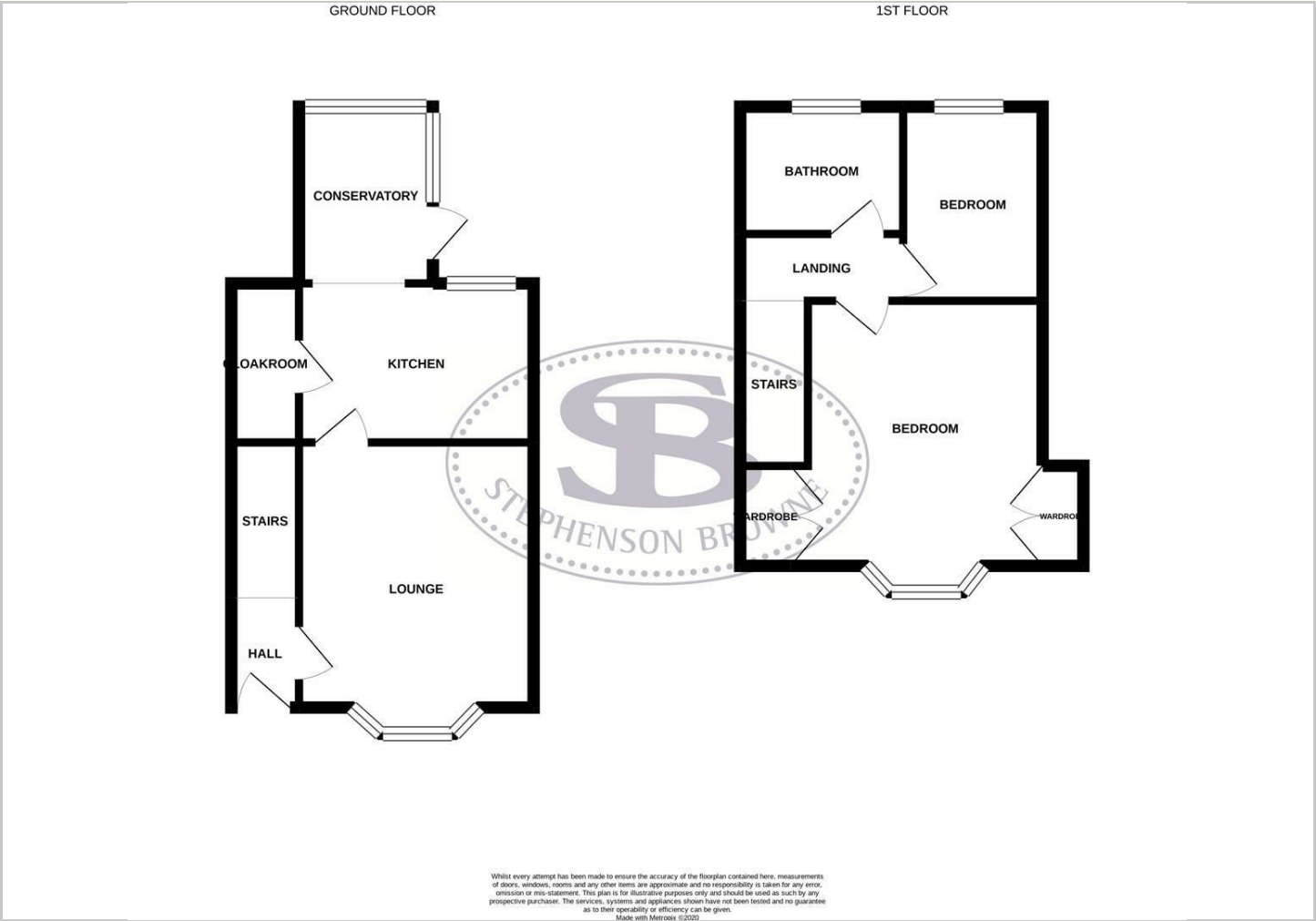


Splish! Splash!  
I'm having a  
bath!

LIFE IS SHORT

always choose  
HAPPINESS

Floor Plans

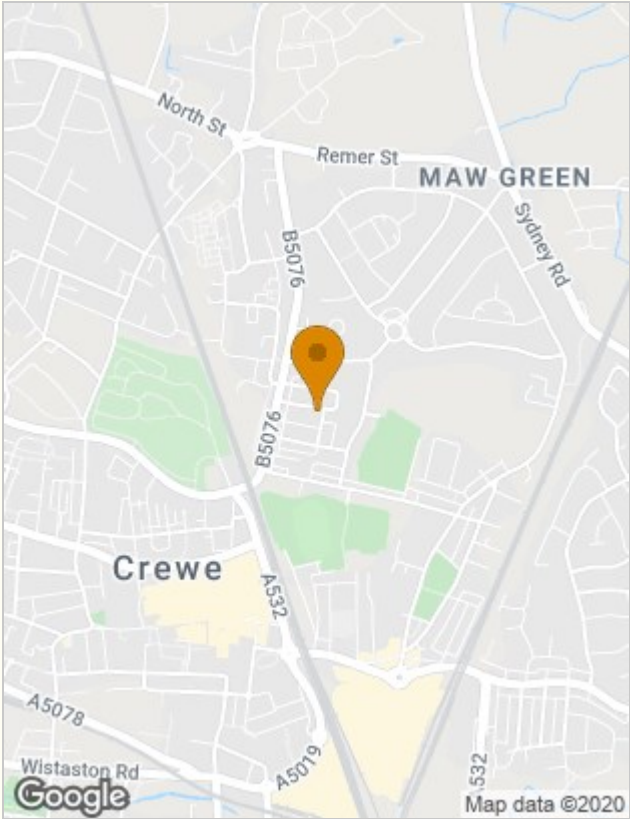


Viewing

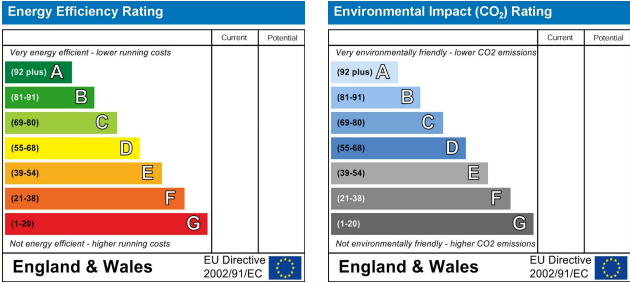
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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