



45 Lunt Avenue

CW2 7LZ

Offers Over £230,000



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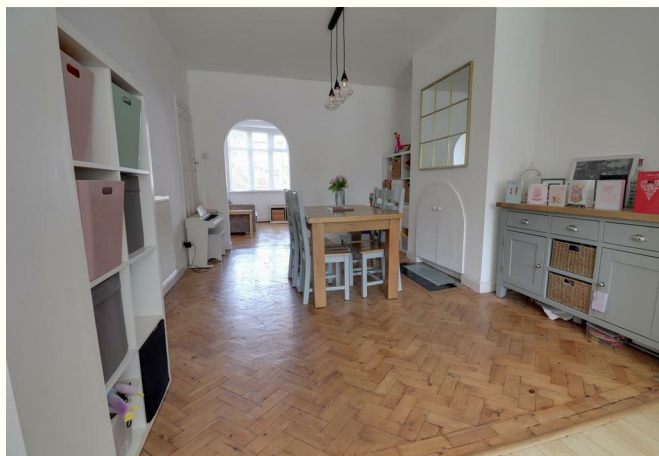
STEPHENSON BROWNE



45 Lunt Avenue

- Traditional 3 Bed Semi
- Fitted Kitchen
- Garden & Off Road Parking
- 3 Receptions
- DG & GCH
- Sought After Location

Steehenson Browne are delighted to present this spacious family home! An early viewing is highly recommended to fully appreciate what this property has to offer. This lovely traditional semi is set within a most popular and sought after area within walking distance of highly regarded schools for all ages and is conveniently positioned for access to all local shopping and leisure facilities. The property will certainly impress and has double glazing and gas central heating and has been tastefully decorated throughout by the current owner. Extended to provide an excellent versatile family home, the accommodation comprises of an entrance hall giving access to the open plan lounge, dining room and sitting/family room all creating a wonderful entertaining area whilst also creating three separate reception areas if required. The lovely fitted kitchen is located to the rear and there is a good size utility as well, (formerly the kitchen). On the first floor there are three bedrooms and a lovely bathroom. Externally there are gardens to the front and rear, the rear is enclosed and enjoys a private aspect. To the front there is a driveway providing off road parking. All in all a truly lovely home demanding a personal inspection.



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Entrance Hall

Double glazed entrance door with matching glass side panel. Circular window to the side. Decorative tiled effect flooring. Under stairs storage. Feature staircase with wooden balustrade. Radiator.

Lounge

Double glazed bay window to the front. Parquet flooring. TV point. Feature arched doors opening into storage into chimney breast. Radiator. Open plan to the dining area.

Dining Room

Parquet flooring. Radiator. Space for a table and chairs. Storage to fireplace. Open plan to the lounge and family area.

Family Room

Double glazed sliding patio doors opening onto the garden. Wooden style flooring.

Kitchen

Double glazed window and door to the garden. 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 five ring gas hob with electric oven and grill. Extractor. Complementary tiling. Space for a fridge and dishwasher. Inset spot lights. Coving to ceiling.

Utility Room

Double glazed window. Central heating boiler. Work surfaces incorporating a single drainer sink unit. Plumbing for a washing machine. Space for a dryer. Access to the entrance hall and kitchen. Wooden style flooring.

Stairs to First Floor

Landing with access to loft space. Double glazed window to the side. Wooden balustrade.



Bedroom One 13'7" x 9'4" (4.14m x 2.84m)
Double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom Two 11'0" x 10'7" (3.35m x 3.23m)
Double glazed window. Radiator.

Bedroom Three 7'3" x 6'3" (2.21m x 1.91m)
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 WC. Complementary tiling. Radiator.

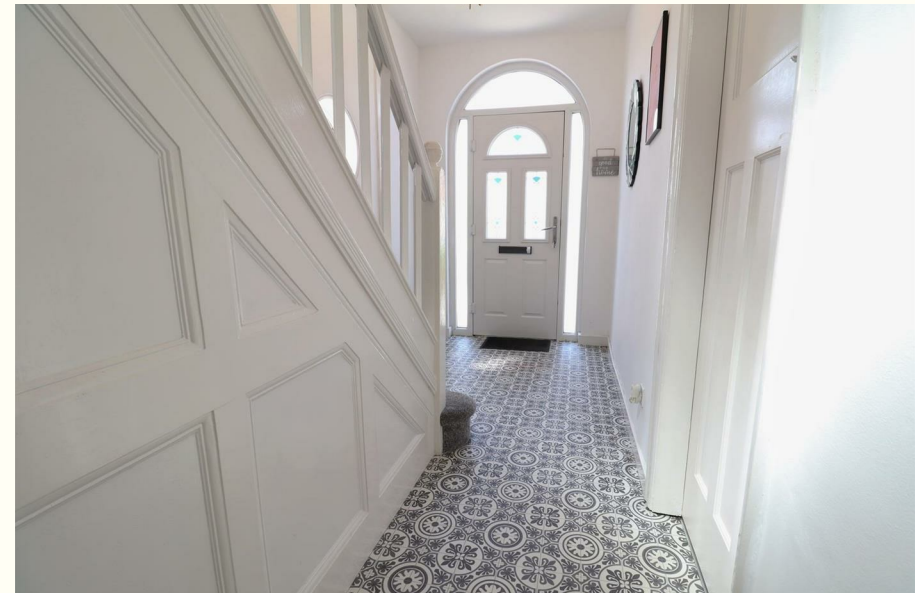
Externally
The property has gardens to the front and rear. To the front the garden features a driveway providing invaluable off road parking. There is a flower and shrub area set behind a low level brick wall. There are gates to the side leading to the enclosed rear garden which is mainly laid to lawn with a large patio area and space for a garden shed.

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.

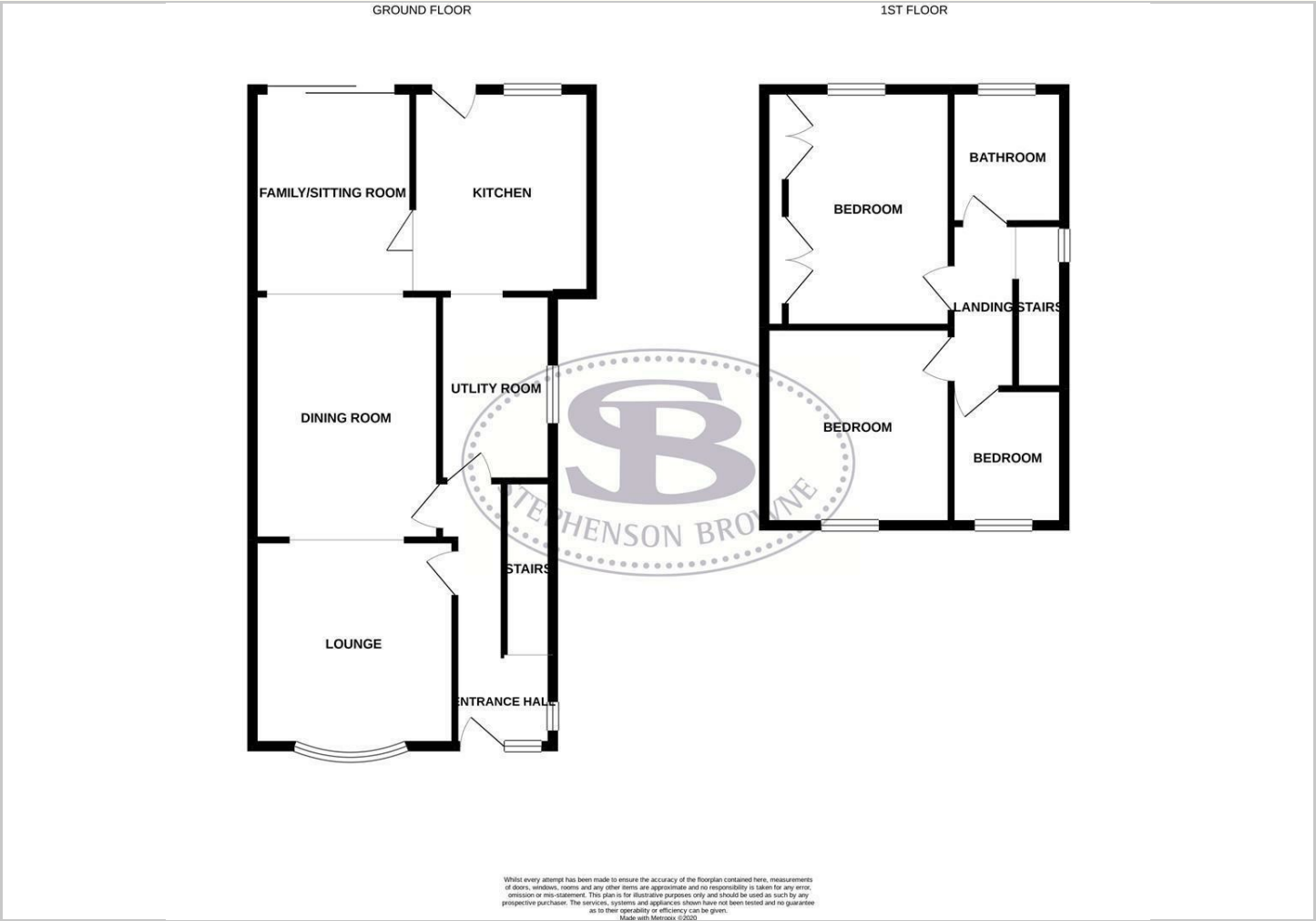
Directions

Proceed along Ruskin Road taking the first left hand turn into Lunt Avenue, the property is located on the left hand side clearly identified by our 'For Sale' sign.





Floor Plans

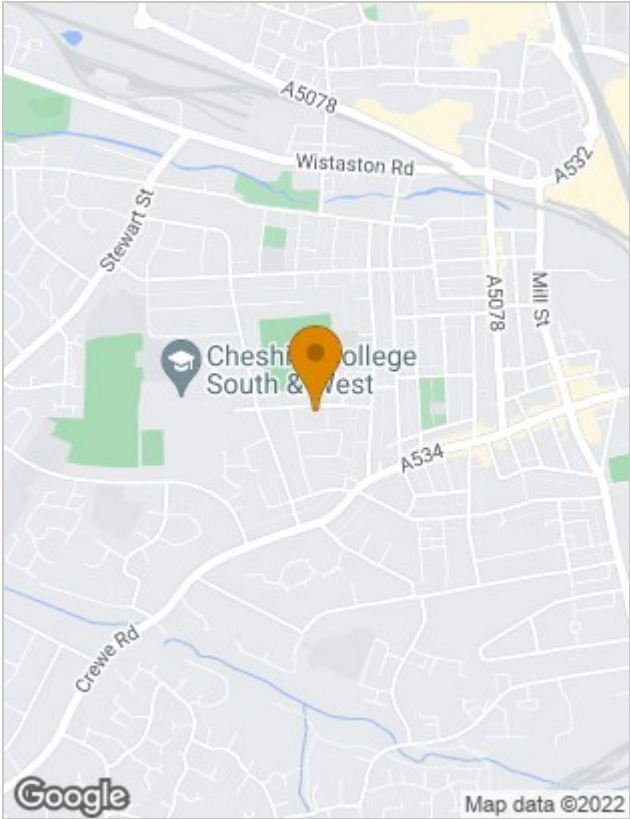


Viewing

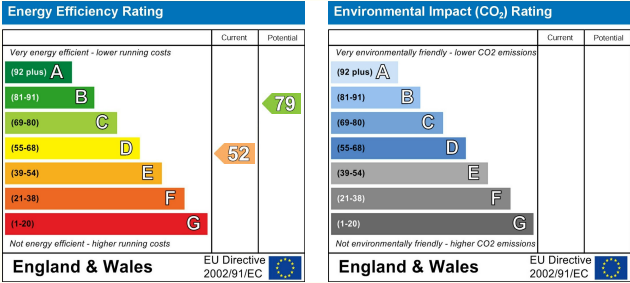
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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