

Lewis  
King



Christleton Avenue, Crewe, CW2 8TD

Guide price £125,000





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# Christleton Avenue

## Crewe, CW2 8TD

- For Sale by Modern Auction – T and C's apply
- Buyers fees apply
- Online Bidding Available
- No Onward Chain
- Subject to Reserve Price
- The Modern Method of Auction
- Fixed Timescales for Exchange and Completion
- Council Tax Band A

### \*NO ONWARD CHAIN\*

Offered for sale via the modern method of auction this is a mature and spacious home boasting a large garden to the rear in a quiet and family friendly location, this property does require some modernisation but would make a superb investment opportunity or long-term family home!

To the ground floor the property is accessed via a private hallway leading to a large lounge with a bay window and feature fireplace, with a kitchen/diner to the rear aspect. On the first floor there are three large bedrooms, each big enough to accommodate a double bed, while the property is completed by a three-piece suite family bathroom.

Externally there is a manicured front garden with hedge border and gated access from the street, while to the rear there is a large patio seating area, outhouse storage, and large garden space with flowered borders.

To arrange a viewing or for more information please call Lewis King at your earliest convenience.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.



### Ground Floor

**Lounge** 15'1" x 14'9" (4.6 x 4.5)

**Kitchen/Diner** 14'9" x 8'6" (4.5 x 2.6)

### First Floor

**Bedroom One** 9'10" x 13'9" (3 x 4.2)

**Bedroom Two** 11'1" x 9'10" (3.4 x 3)

**Bedroom Three** 8'6" x 9'10" (2.6 x 3)

**Bathroom** 6'6" x 5'6" (2 x 1.7)

### Auctioneers Comments

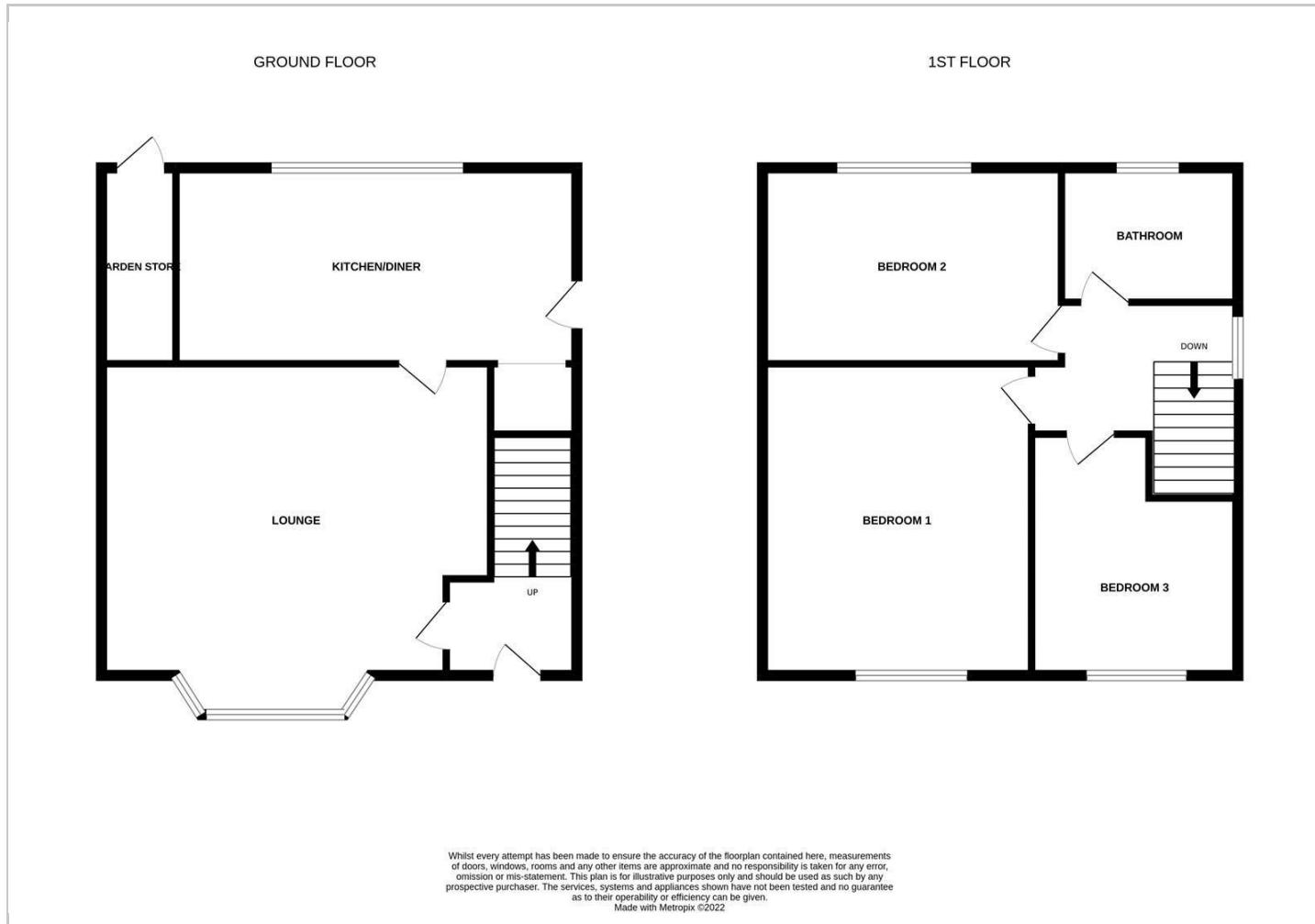


## Directions

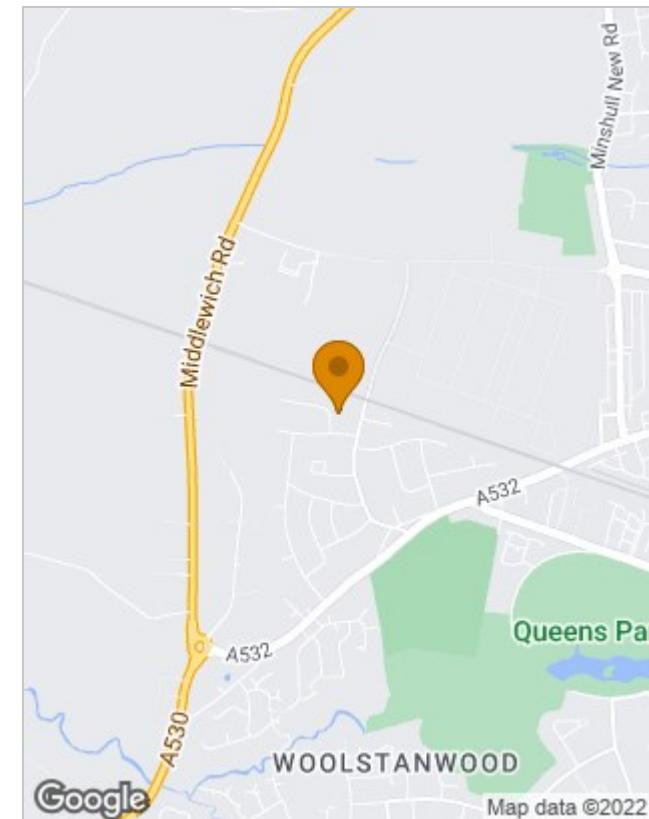




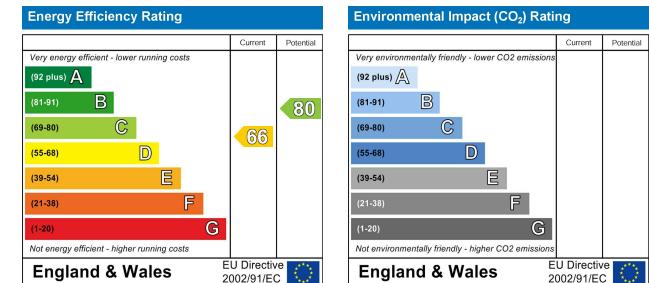
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.