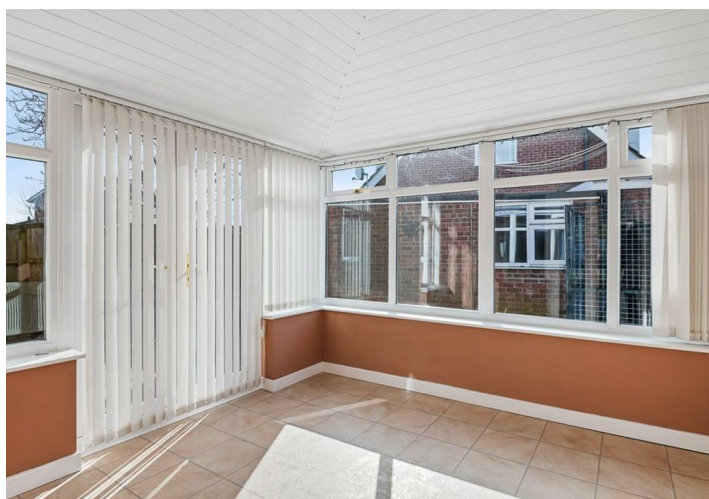




Oak Tree Drive, Sydney, Crewe CW1 5LB

Offers in excess of £200,000



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Open Entrance Porch

This open entrance porch has tiled flooring and door to:-

Entrance Hall

Double glazed door to front elevation, double glazed window to front elevation, stairs to first floor landing, under stairs storage cupboard, radiator, doors to:-

Lounge

20'8 max x 12'9 max (6.30m max x 3.89m max)

Double glazed window to front elevation, double glazed french doors to rear elevation opening into conservatory, tiled feature fireplace having coal effect living flame gas fire with tiled hearth, wood effect laminate flooring, radiator.

Conservatory

10'6 x 9'2 (3.20m x 2.79m)

Being of brick and UPVC construction having double glazed french doors to side elevation, double glazed windows to both side and rear elevations, tile effect laminate flooring, radiator.

Kitchen/Diner

22' max x 8'9 max (6.71m max x 2.67m max)

This impressive modern style kitchen/diner has double glazed door to rear elevation, two double glazed windows to rear elevation, comprising a range of wall, base and drawer units having marble effect work surfaces over, incorporating stainless steel sink with single drainer and mixer tap, electric hob having stainless steel extractor canopy over, built in oven, recess for fridge, freezer, washing machine and dishwasher, recessed spotlights to ceiling, tile effect laminate flooring, radiator, door to:-

Utility Room

7'2 x 4'6 (2.18m x 1.37m)

Double glazed window to front elevation, wall mounted gas central heating boiler, door to:-

Downstairs Shower Room

Double glazed window to front elevation, comprising low level WC, pedestal wash hand basin, panelled shower bath having electric shower over, fully tiled walls, tiled flooring, radiator.

First Floor Landing

Loft access, airing cupboard, doors to:-

Bedroom One

16'6 x 10' (5.03m x 3.05m)

Double glazed windows to both front and rear elevations, radiator.

Bedroom Two

11'9 max x 11'6 max (3.58m max x 3.51m max)

Double glazed window to front elevation, radiator.

Bedroom Three

11'9 x 8'9 (3.58m x 2.67m)

Double glazed window to rear elevation, wood effect laminate flooring, radiator.

Bedroom Four

8'6 max x 8'6 max (2.59m max x 2.59m max)

Double glazed window to front elevation, built in storage, radiator.

Family Bathroom

Double glazed window to rear elevation, comprising low level WC, pedestal wash hand basin, panelled bath having hand held shower mixer tap, fully tiled walls, tiled flooring, radiator.

Outside/Externally

The property occupies a generous size corner plot having garden areas to the front being laid to lawn with paved pathway leading to the property and continuing to the side of the property leading to a double width driveway providing off road parking and also access to the detached single garage.

To the rear of the property there is an enclosed paved garden area for ease of maintenance being enclosed by fencing having wooden gate giving access to the driveway and garage.

Detached Garage

This detached single garage has electric roller shutter door to front elevation with double glazed window to side elevation.



Floor Plan



TOTAL FLOOR AREA: 1284 sq.ft. (119.2 sq.m.) approx.

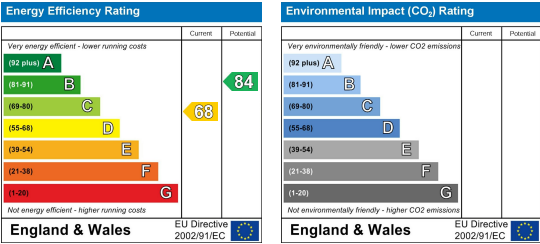
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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