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Philip Taylor Drive, Leighton, Crewe CW1 4GU

Offers in excess of £240,000



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Entrance Hall

This light and airy entrance hall has double glazed door to front elevation, stairs to first floor landing, Amtico wood effect flooring, radiator, doors to:-

Downstairs Cloakroom

Comprising low level WC, wall mounted modern style wash hand basin having tiled splashback, Amtico wood effect flooring, radiator.

Lounge

16'5 into bay x 10'9 max (5.00m into bay x 3.28m max)
Double glazed bay window to front elevation, radiator.

Kitchen/Diner

14'3 x 11'4 max (4.34m x 3.45m max)

This impressive modern style kitchen/diner has double glazed french doors to rear elevation having double glazed glass side panels to either side, comprising a range of wall, base and drawer units having high gloss finished doors with wood effect work surfaces over, incorporating one and a half bowl resin sink with mixer tap, electric hob having stainless steel canopy over, built in oven, integrated fridge freezer and dishwasher, recessed spotlights to ceiling, tiled flooring, radiator, opening to:-

Utility Area

9'1 x 3'2 (2.77m x 0.97m)

Comprising a range of base and wall units having wood effect work surfaces over, recess for washing machine and tumble dryer, tiled flooring, radiator.

First Floor Landing

Double glazed window to side elevation, loft access, storage cupboard, doors to:-

Master Bedroom

9'3 x 9'3 (2.82m x 2.82m)

Double glazed window to front elevation, built in wardrobe having mirror fronted sliding doors, radiator, door to:-

En-Suite

Double glazed window to front elevation, comprising low level WC, pedestal wash hand basin, fully tiled shower cubicle having glass pivot door, recessed spotlights to ceiling, Amtico tile effect flooring, radiator.

Bedroom Two

10' x 8ft 7 (3.05m x 2.44mft 2.13m)

Double glazed window to rear elevation, radiator.

Bedroom Three

9'7 x 7'6 (2.92m x 2.29m)

Double glazed window to rear elevation, radiator.

Family Bathroom

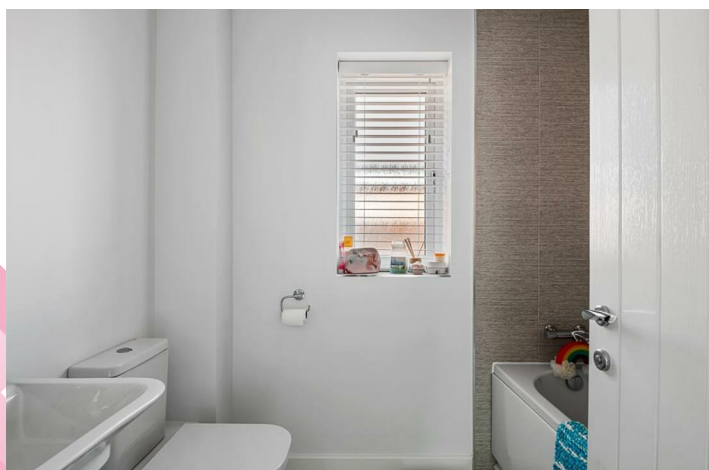
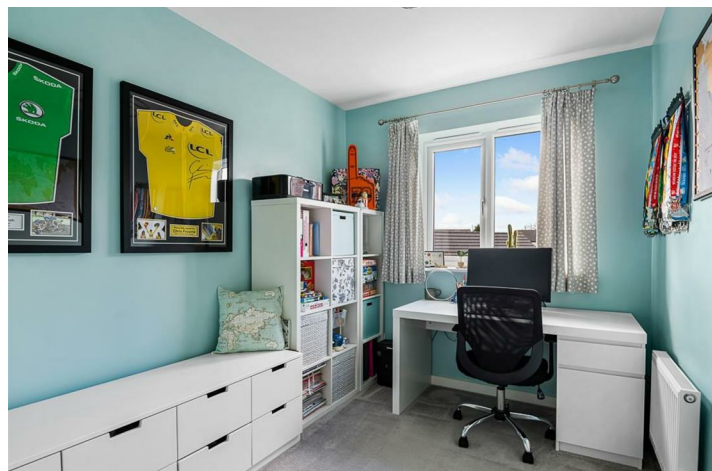
Double glazed window to side elevation, comprising low level WC, pedestal wash hand basin having tiled splashback, panelled bath, tiled walls, recessed spotlights to ceiling, Amtico tiled effect flooring, heated towel rail.

Outside/Externally

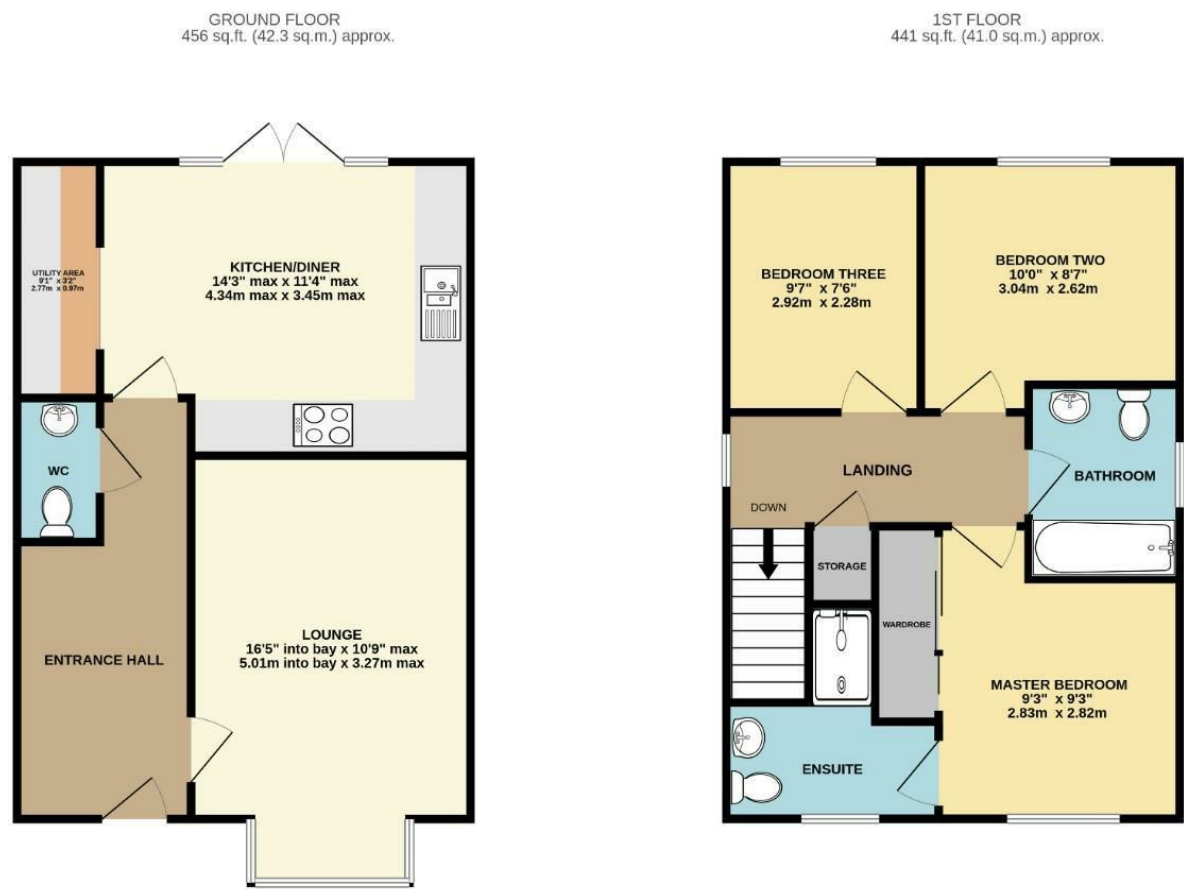
To the front of the property there is a small gravelled garden area for ease of maintenance with driveway providing off road parking, whilst to the side of the property the driveway continues leading to the detached single garage and wooden gate giving access to the rear garden area.

To the rear of the property there is a beautiful enclosed landscaped garden having Indian stone

paved patio area, garden area being laid to lawn having borders with an array of shrubs, this all being enclosed by fencing.



Floor Plan



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

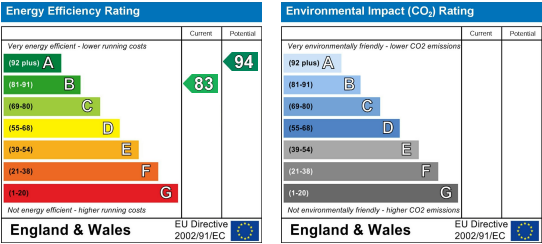
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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