



Newcastle Road, Crewe
£425,000

2 bedroom bungalow for sale | Freehold

Welcome to "The Conifers", this is a fabulous, immaculately presented recently fully refurbished large detached bungalow, allowing it to be the perfect "turn key property"

This property offers a huge independent plot both to the front and rear for a multitude of uses due to the huge garage space for working from home or multi generational family living (subject to planning) in today's ever evolving requirements for preferred living arrangements.

It has the added bonus of a large first floor area with great access via a significant fold away solid staircase, again for many uses offering very generous storage and a great open plan space for further convenience of your choice.

Set right back from the road down its own long tarmac driveway which is mainly laid to lawn to the right, leading to a huge triple garage with a recently replaced roller shutter door.

The entire property has been fully rewired including the garage which has a separate utility room. There has also been a recent new boiler fitted with a 10 year guarantee.

To summarise this delightful property which has an abundance of natural light throughout and ample living space combined with a new fitted kitchen , large lounge/dining area and 2 generous double bedrooms ,one with appealing fully fitted wardrobes and a fabulous separate white bathroom suite comprising of a free standing bath and walk in waterfall shower underneath an attractive glazed lantern roof .

Situated in an ideal location for easy access to good schools close by, local Pubs, restaurants, convenience stores and the M6 motorway network.

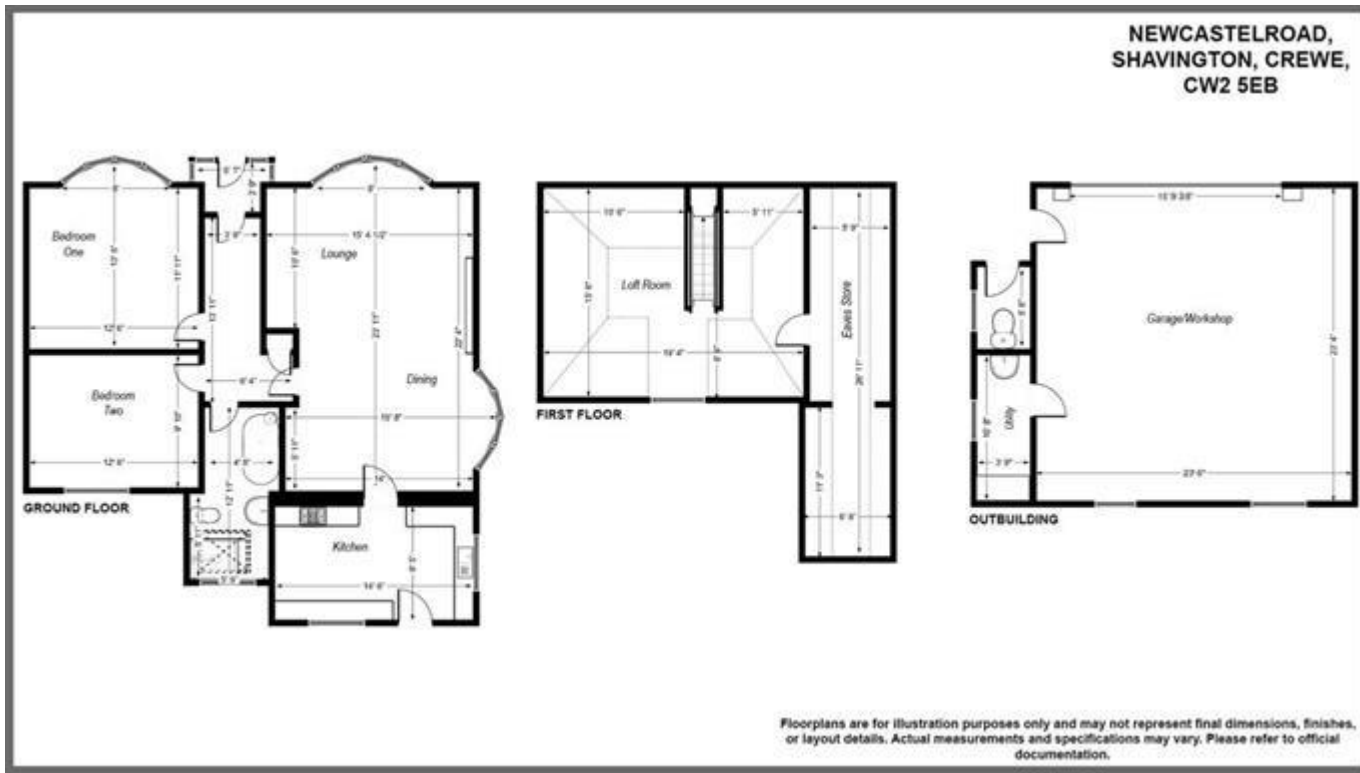
The Conifers will be coming to the market the modern way with a full upfront legal pack including all current, relevant searches and a full comprehensive homebuyers survey report for your complete piece of mind and fast track conveyancing process .

All viewings will take place via a confirmed appointment only, at our "Open Day Event" ideally for those in a position to proceed.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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