

**£310,000**

**21 Crossfield Avenue, Blythe Bridge**



- SEMI DETACHED HOUSE
- BREAKFASTING KITCHEN
- LARGE REAR GARDEN
- EXTENDED ACCOMMODATION
- UTILITY
- AMPLE OFF ROAD PARKING
- FOUR BEDROOMS
- CONSERVATORY
- VIEWING ESSENTIAL!

An absolutely stunning extended semi detached home with outstanding features! Situated in the sought after village of Blythe Bridge. The extended accommodation includes a superb breakfasting kitchen, bathroom/WC on the first floor, shower room/WC on the ground floor and four bedrooms. Many other features include gas central heating and uPVC double glazing. A driveway provides ample off road parking and there is a lovely enclosed large rear garden. This an opportunity not to be missed call us to arrange a viewing!

# 21 Crossfield Avenue, Blythe Bridge

## PORCH

uPVC double glazing.

## HALLWAY

uPVC door, laminate flooring, central heating radiator, under stairs cupboard housing combi boiler.

## LOUNGE

*15'2" x 11'2" (4.62m x 3.40m)*

Fitted carpet, uPVC bay window, central heating radiator.

## KITCHEN

*18'10" max x 17'4" max (5.74m x 5.28m)*

Composite sink with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob with electric double oven and extractor. Plumbing for dishwasher, tiled floor, centre island with storage, uPVC double glazing.

## CONSERVATORY

*16'9" x 9'7" (5.11m x 2.92m)*

uPVC double glazing, tiled floor, bi-fold doors onto the garden.

## REAR HALLWAY

Tiled floor.

## GROUND FLOOR SHOWER ROOM

*5'2" x 3'0" (1.57m x 0.91m)*

Shower, low level WC, pedestal wash hand basin, tiling to walls and floor, central heating towel radiator.

## UTILITY AREA

*8'9" x 7'4" (2.67m x 2.24m)*

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Plumbing for washing machine, tiled floor, uPVC double glazing.

## LANDING

Fitted carpet to stairs and landing, access to loft via retractable ladder. The loft is fully boarded and fully insulated and also has a Velux window and lighting.

## BEDROOM ONE

*10'10" x 9'1" to robes (3.30m x 2.77m)*

Fitted carpet, uPVC double glazed bay window, central heating radiator, fitted wardrobes.

## BEDROOM TWO

*11'5" x 10'0" (3.48m x 3.05m)*

Fitted carpet, uPVC double glazed bay window, central heating radiator, fitted wardrobes.

## BEDROOM THREE

*6'2" x 6'7" (1.88m x 2.01m)*

Laminate flooring, uPVC double glazing, central heating radiator.

## BEDROOM FOUR

*14'3" x 7'4" (4.34m x 2.24m)*

Fitted carpet, central heating radiator, dual aspect uPVC double glazing.

## BATHROOM/WC

*7'9" x 6'1" (2.36m x 1.85m)*

'P' shaped bath with shower over and screen, pedestal wash hand basin, low level WC, tiling to walls and floor, uPVC double glazing, central heating towel radiator, storage cupboard.

## EXTERNALLY

Gravelled driveway to the front of the property providing ample off road parking. Lovely enclosed rear garden featuring paved patio areas, lawn, borders, external cold water supply. There are two sheds and one is 20'8 x 8'11 and has power and lighting. There are outside power sockets at the front and rear of the property.



















**Location: ST11 9PL**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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