



173 Crewe Road

ST7 2DG

Guide Price £146,995



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STEPHENSON BROWNE

NO CHAIN - A traditional bay fronted terraced cottage, with accommodation arranged over three floors and being offered for sale through Stephenson Browne. The property is an ideal opportunity for INVESTORS with a current let at £750 per calendar month or FIRST TIME BUYERS.

In brief the accommodation comprises: two sizeable reception rooms and an attractive high gloss fitted kitchen to the ground floor. Whilst to the first floor there are two generous double bedrooms and a stylish four piece bathroom. To the second floor, there is a large fully floored heated and powered converted loft space. uPVC double glazed and gas central heating throughout. To the rear of the property there is an enclosed garden offering a good degree of privacy whilst to the front there is a smaller forecourt garden.

For more information on the property or to book your all-important viewing, contact Stephenson Browne today!

Accommodation

With a covered entrance porch and a uPVC panelled door opening into:

Dining Room

14'0" (into bay) x 12'0" (4.285 (into bay) x 3.669) Having a double glazed walk in bay window to front elevation, ceiling light, coving, wood effect flooring, radiator, TV point, a built-in storage cupboard, door into:

Inner Lobby

With stairs to first floor, door into:

Lounge

12'2" x 12'2" (3.717 x 3.726) Having a continuation of the wooden flooring from the dining room, double glazed window to rear, ample power points, TV points, radiator, an exposed brick feature fireplace with slate hearth and oak mantle, coving, door into:

Kitchen

13'6" x 7'11" (4.126 x 2.420) With the laminate flooring, dual aspect double glazed windows to side and rear elevation, two ceiling lights, wall mounted gas boiler serving central heating and domestic hot water systems, radiator, a range of high gloss wall, base and drawer unit with wood effect working surfaces over, stainless steel sink/drainer unit, space and plumbing for automatic washing machine, Space for freestanding fridge/freezer, an integrated five ring gas hob with tiled splashback, extractor canopy and oven below, uPVC panelled doors giving access to the rear.

First Floor Landing

With stairs to the loft room, two pendant lights, door into:





Bedroom One

12'6" x 11'0" (3.819 x 3.370)

A spacious double room with pendant light, double glazed window to front, radiator, ample power points and a TV point.

Bedroom Two

9'2" x 9'0" (2.811 x 2.759)

Another generous double bedroom with double glazed window to rear, pendant light, ample power points and a radiator.

Bathroom

Having fully tiled walls throughout, ceiling lights, double glazed uPVC window to rear, vinyl flooring, radiator, a chrome heated towel rail and a white four piece suite comprising of: a low-level pushbutton WC, pedestal hand wash basin with mixer tap, a panelled bath and a walk-in corner shower cubicle housing a wall mounted electric shower.

Second Floor Landing

With a built-in storage cupboard, door into:

Loft Room

12'2" x 12'2" (3.722 x 3.709)

With two double glazed window to rear, pendant light, radiator, wood effect flooring and ample power points throughout.

Externally

The rear garden is fully enclosed & has a water point, external power point, fenced boundaries to all three sides, a paved patio area providing ample space space for garden furniture and a paved pathway leading to the foot of the garden where there is a garden store and well stocked shrub borders.

NB: Tenure

We have been advised that the property tenure is leasehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

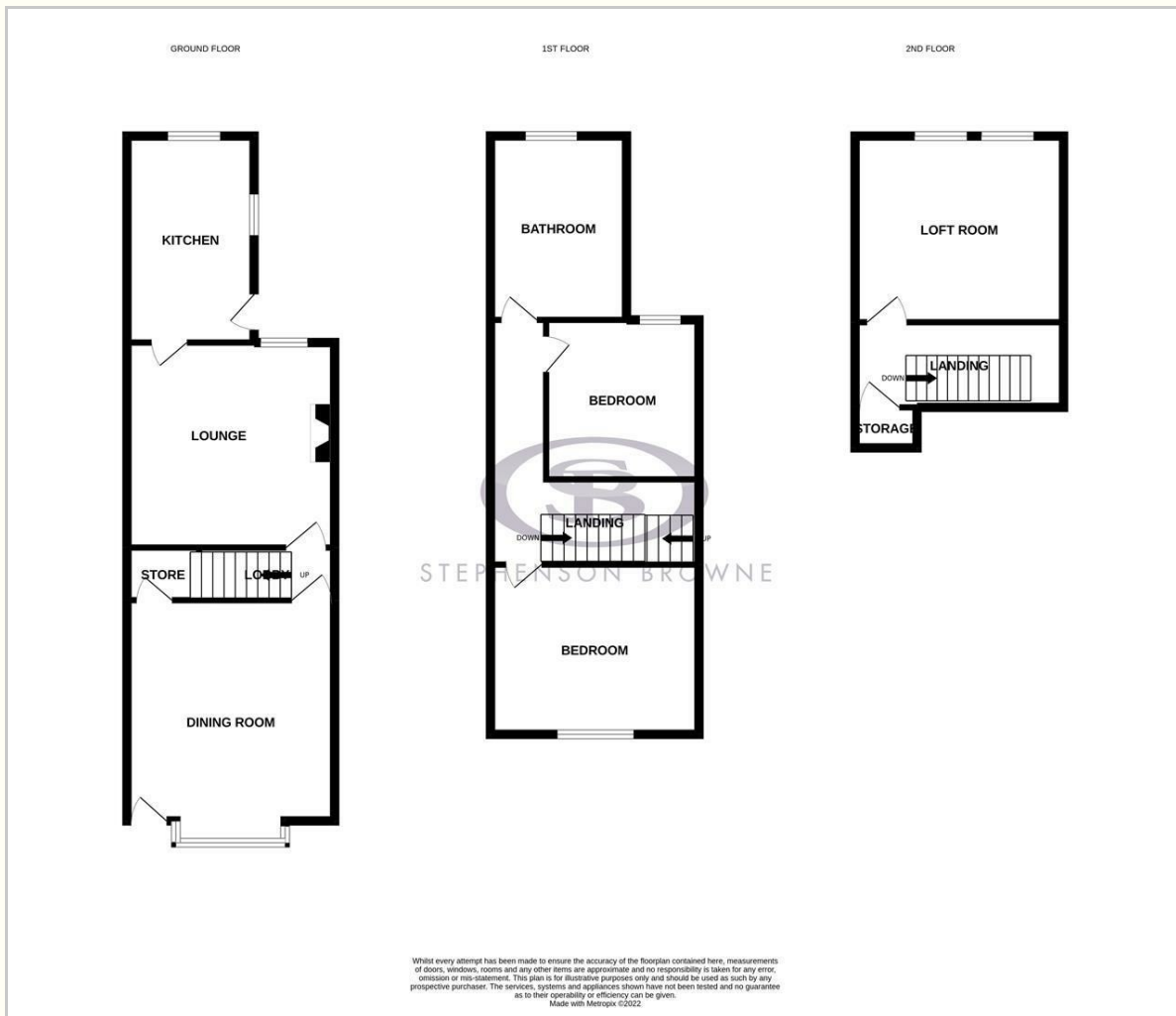
Council Tax Band

The council tax band for this property is B.

NB: Copyright

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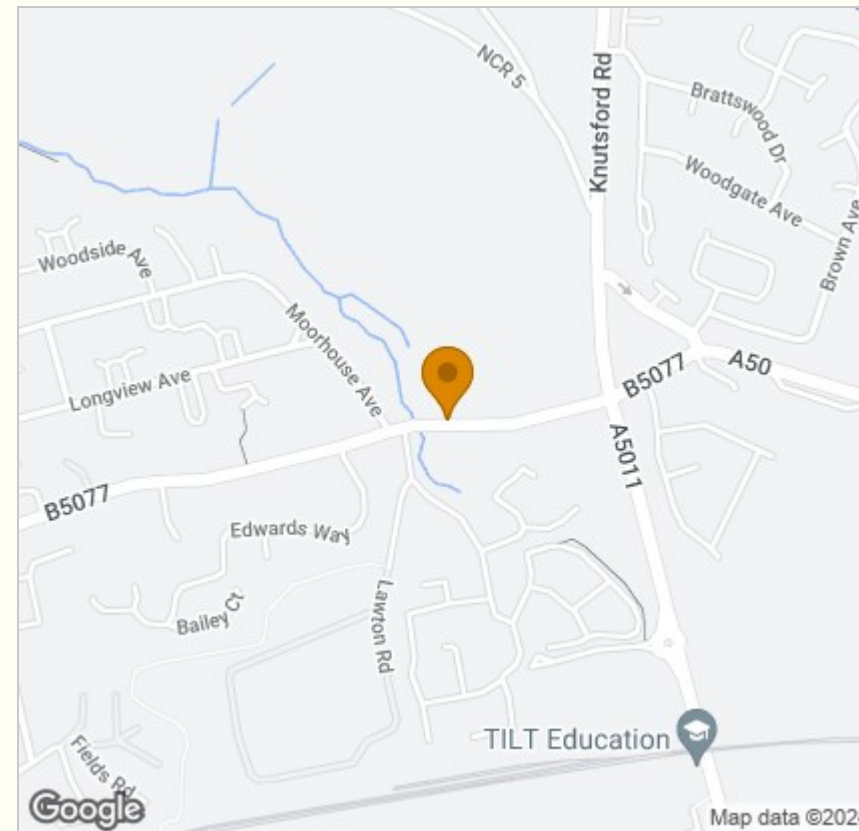
Floor Plan



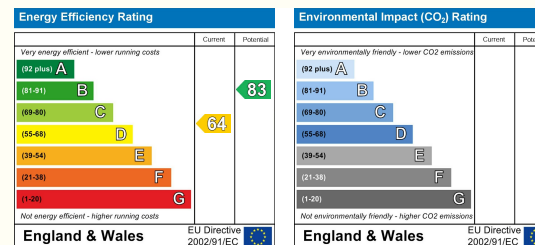
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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