



156 Bradfield Road, Crewe, Cheshire, CW1 3RQ
£175,000

Prepare to be impressed by the generous size of this recently renovated semi detached home, perfect for first-time buyers or investors alike! With no need for further decoration, this modern and stylish home is move in ready. The property features an inviting entrance hall, lounge, dining room and breakfast kitchen that flows seamlessly to the ground floor, whilst upstairs are three bedrooms and a bathroom with a four piece suite. Benefiting from off road parking and an enclosed rear garden. The property is conveniently located with excellent access to Crewe town Centre. It also comes with the added bonus of no onward chain, making it an ideal opportunity. Don't miss out—call us today to arrange your viewing and secure this fantastic property!

For an internal viewing please contact Coulby Conduct Middlewich Office on 01606 832 503

Accommodation

ENTRANCE HALL Accessed via the entrance door, doors lead to the lounge and second reception room.

LOUNGE 13' 1" x 10' 1" (3.99m x 3.07m) With a double glazed bay window to the front elevation, wall mounted radiator and cupboard.

RECEPTION ROOM TWO 11' 11" x 13' 11" (3.63m x 4.24m) With a double glazed window to the rear elevation, wall mounted radiator and stairs rise to the first floor.

KITCHEN 11' 1" x 7' (3.38m x 2.13m) With a double glazed window to the side elevation. Fitted with a range of base and wall units with roll top work surface over incorporating a sink unit. Integrated oven and hob, dishwasher, cupboard housing boiler, fridge freezer.

DINING AREA 6' 7" x 6' 7" (2.01m x 2.01m) With double glazed French doors that lead to the garden and space for table and chairs.

LANDING Doors lead to all rooms.

BEDROOM ONE 12' x 10' 9" (3.66m x 3.28m) With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM TWO 10' 11" x 7' 9" (3.33m x 2.36m) With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM THREE 7' 6" x 5' 11" (2.29m x 1.8m) With a double glazed window to the front elevation and wall mounted radiator.

BATHROOM With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin, paneled bath and shower cubicle and shower. Wall mounted radiator.

EXTERNALLY To the front is a driveway providing off road parking and to the rear a low maintenance rear yard.

N.B Planning Permission Number :16 /5297N

Loft conversion with new dormer window and sunpipe to rear elevation. New external insulation with render finish to entire dwelling, to match adjoining semi. Front lawn to become gravel driveway. Dropped kerbs to provide off road parking.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

