

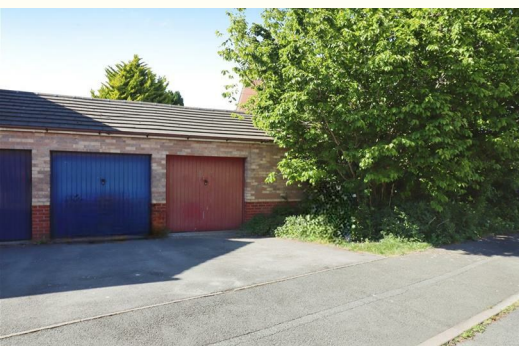
STEPHENSON BROWNE



**48 Probert Close, Crewe
CW2 7UL
£850 Per Calendar Month**

AVAILABLE NOW This lovely starter home sits on a pretty and popular estate with good commuter and bus links to Nantwich, Crewe and Leighton. Benefitting from a driveway and garage, the accommodation comprises modern re fitted kitchen with integrated oven and hob, lounge which is large enough to take small dining table and has patio doors opening to the garden, two bedrooms and bathroom with shower over the bath.

The garden is fully enclosed and has a lovely decked area and a grass area with some low maintenance planting



Important Notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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