



STEPHENSON BROWNE



**Smithy Cottage Balterley Green Road, Crewe  
Staffordshire CW2 5QQ  
£1,500 PCM**

FULLY FURNISHED WITH NO OPTION TO UNFURNISH. Absolutely beautiful setting for this characterful charming cottage. Bursting with charm, you will find this located in a semi rural location between Weston and Audley. Offering parking for several vehicles, if quaint and cosy floats your boat then this one is for you. With Dining room, kitchen, lounge, utility/shower room, and wc to the ground floor. To the first floor are three double bedrooms and a family bathroom. To the outside, there are gardens front and side.

The property is Oil fired central heating and the landlord will maintain all gardens and hedges for you. A single dog may be considered. but sorry no cats due to owner allergy.



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 <sub>2</sub> ) 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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