



STEPHENSON BROWNE



**29 Hughes Drive, Crewe
CW2 7UA
£1,100 PCM**

LOW DEPOSIT OPTION AVAILABLE A lovely modern detached home which is sure to delight upon inspection, demanding an early viewing to fully appreciate all this is on offer.

The property is located within a highly regarded residential area within walking distance of the beautiful renowned Queen's Park and Georges playing fields.

The property boasts a lovely bright and airy sitting room, a modern fitted kitchen with a range of units providing ample storage and beyond is a great size conservatory which has space for a sofa and dining table and chairs, a very versatile space.

three well proportioned bedrooms and family bathroom along with a ground floor cloakroom.

Sorry no cats or dogs



 **Reposit**
Rent without a deposit



Hallway

Cloakroom

Living Room

14'5" x 15'5" (4.4m x 4.7m)

Spacious Fitted Kitchen

14'5" x 8'2" (4.4m x 2.5m)

Large Conservatory

14'5" x 16'4" (4.4m x 5m)

Stairs to First Floor

Bedroom One

13'1" x 8'5" (4m x 2.57m)

Bedroom Two

10'5" x 8'5" (3.20m x 2.57m)

Bedroom Three

10'2" x 6'11"n (3.10m x 2.13n)

Family Bathroom

6'11" x 5'3" (2.13m x 1.61m)

Externally

Enclosed block paved rear garden. Block paved driveway with space for two vehicles.

Council Tax

Band C.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be

named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

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		
		71
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

How does Reposit work?

- **Choose.**
Ask us about Reposit instead of a traditional cash deposit.
- **Sign up & pay.**
You will receive an email to sign up and pay the Reposit fee on the Reposit platform.
- **Move in.**
Enjoy living deposit-free in your new home!
- **Check out.**
No waiting for your deposit back! Easily settle any amounts due, or raise a dispute via Reposit.



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