



STEPHENSON BROWNE



**11 Chesterton Grove, Cheshire  
CW11 3ZF  
£950 PCM**

Nestled in the tranquil Chesterton Grove, this charming mews house offers a delightful living experience in the sought-after area of Ettiley Heath. With two well-proportioned bedrooms and a modern bathroom, this property is ideal for individuals, couples, or young families seeking a comfortable and stylish home.

The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The recently updated kitchen and bathroom provide modern conveniences, ensuring that you can enjoy contemporary living.

Additionally, the property comes with one allocated parking space at the front, providing convenience for residents and visitors alike. Situated in a quiet cul-de-sac, this home benefits from a peaceful environment while still being close to local amenities and transport links.

In summary, this beautifully presented mews house in Chesterton Grove is a wonderful opportunity for those looking to settle in a desirable location. With its modern features and inviting atmosphere, it is sure to make a lovely home for its new occupants.



IMPORTANT NOTICE

Whilst we endeavour to ensure accuracy of our letting's 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 cannot 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                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating      |  |                         |
|---------------------------------------------|--|-------------------------|-----------------------------------------------------|--|-------------------------|
|                                             |  | Potential               |                                                     |  | Potential               |
| Very energy efficient - lower running costs |  |                         | Very environmentally friendly - lower CO2 emissions |  |                         |
| (92 plus) A                                 |  | 75                      | (92 plus) A                                         |  |                         |
| (81-91) B                                   |  |                         | (81-91) B                                           |  |                         |
| (69-80) C                                   |  |                         | (69-80) C                                           |  |                         |
| (55-68) D                                   |  |                         | (55-68) D                                           |  |                         |
| (39-54) E                                   |  |                         | (39-54) E                                           |  |                         |
| (21-38) F                                   |  |                         | (21-38) F                                           |  |                         |
| (1-20) G                                    |  |                         | (1-20) G                                            |  |                         |
| Not energy efficient - higher running costs |  |                         | Not environmentally friendly - higher CO2 emissions |  |                         |
| England & Wales                             |  | EU Directive 2002/91/EC | England & Wales                                     |  | EU Directive 2002/91/EC |



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