



STEPHENSON BROWNE



**5 Church Field Close, Crewe  
Cheshire CW1 4GG  
£1,300 PCM**

Nestled in the tranquil Churchfield Close, within the desirable Stoneley Park area of Crewe, this stunning three-bedroom detached house is a true gem. Perfectly positioned just a five-minute drive from both Leighton Hospital and Bentley Motors, this property offers both convenience and comfort.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a well-appointed lounge, ideal for relaxation, and a dining room that provides a perfect setting for family meals or entertaining guests. The modern kitchen is equipped with integrated appliances, including a fridge/freezer, washing machine, and dishwasher, making daily chores a breeze, there is use of a tumble dryer in the garage.

The first floor boasts three generously sized bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and comfort. The family bathroom is also well-designed, catering to the needs of the household.

Outside, the property offers driveway parking and a garage, providing ample space for vehicles and storage. This beautifully presented home is ideal for families or professionals seeking a peaceful yet accessible location. With its modern amenities and thoughtful layout, it is a property that truly deserves your attention. Pets may be considered.



Important Information

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore 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 the 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                                 |  |                         | 93        |
| (81-91) B                                   |  | 82                      |           |
| (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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