



JASON SIMMONS **exp**™ UK

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- Three bedroom semi-detached family home
- Extended fitted kitchen
- Driveway parking for two vehicles
- Double glazing & Central heating throughout
- Popular residential location
- Lounge open plan to dining room
- Well presented family bathroom
- Enclosed rear garden
- Walking distance to local shops, schools and amenities
- Quote Ref: JS0070



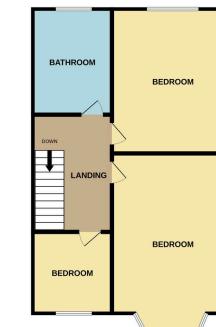
Quote Ref: JS0070. A WELL PRESENTED THREE BEDROOM SEMI-DETACHED home in Crewe. With great access to local shops, schools and amenities. To the ground floor comprising; entrance hallway, DOWNSTAIRS TOILET, lounge with bay window, archway leading to dining room and an EXTENDED FITTED KITCHEN. To the first floor are three good-sized bedrooms and a well presented family bathroom. Also, having DRIVEWAY PARKING FOR TWO VEHICLES, double glazing, central heating throughout and AN ENCLOSED REAR GARDEN with patio area laid to lawn and a decking area.





GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, it is approximate and should be used as such. It is not a survey plan, it is for illustrative purposes only, and should not be used as such for any construction or site-related purposes. The plan is for the benefit of the vendor and buyer and should not be relied upon as an accurate description of the property. The vendor and agent accept no responsibility for any inaccuracies.



1/13/25, 9:15 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

1a. Property details 1a.1. Property address 1a.2. Current energy rating	1a.3. Energy rating D	1a.4. Valid until 4 November 2024
1a.5. Reference number 2488-2386-6181-1381-7612	1a.6. Certificate number	

Property type: Semi-detached house
Total floor area: 93 square metres

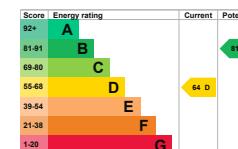
Rules on letting this property

Properties can be let if they have an energy rating from A to G. You can read [guidelines for landlords in the regulations and exemptions](#) (<https://www.gov.uk/guidance/letting-property-common-energy-efficiency-requirements>).

Energy rating and score

This property's energy rating is D, and the potential is G.

[Get help to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2488-2386-6181-1381-7612>

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eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

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