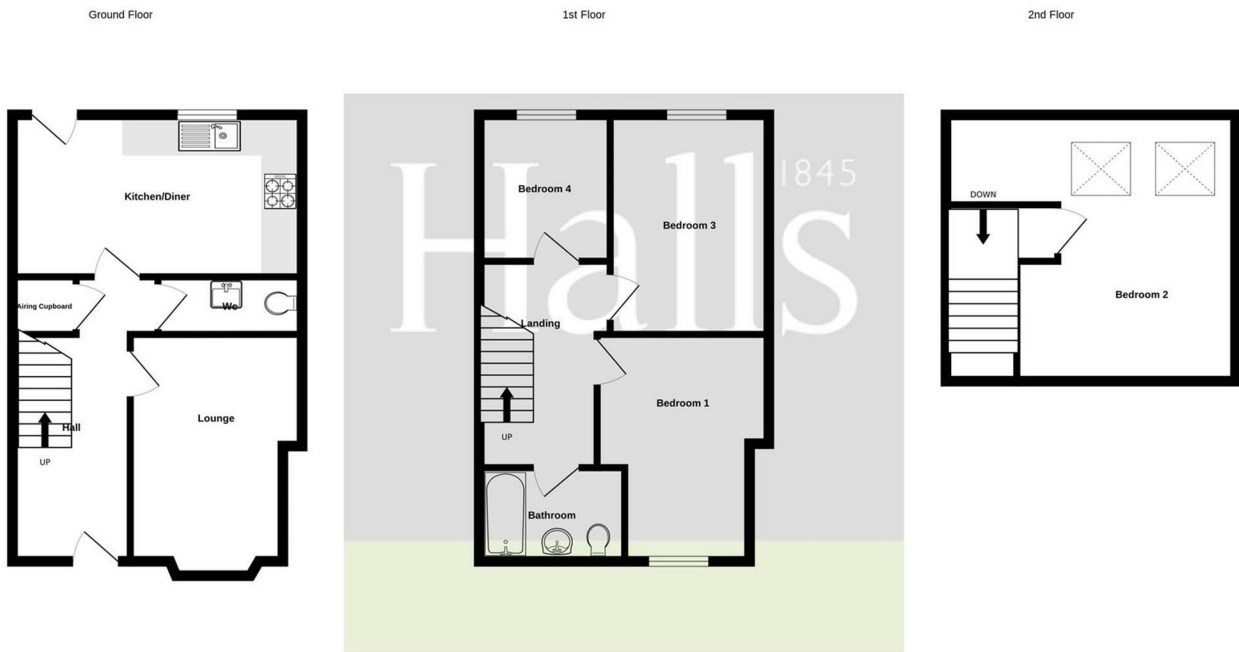


FOR SALE

31 Hightown, Crewe, CW1 3BU



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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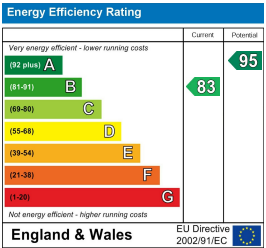
FOR SALE

Offers in the region of £220,000

31 Hightown, Crewe, CW1 3BU

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This modern 3 storey town house is located close to the centre of Crewe and has off street parking to the rear. The property has an EPC rating of B and is immediately available. The property would suit either an investor or first time buyer. It comprises hall, cloaks with W.C, lounge, dining kitchen, 4 bedrooms and bathroom. The house has gas central heating, double glazed windows and an enclosed garden to the rear.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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FOR SALE

Crewe Town Centre 1/2 mile, Nantwich 5 miles, Sandbach 6 miles, Crewe Railway Station 1.6 miles and Junc 16 of M6 is 7 miles. All distances are approximate.



1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- 3 Storey Town House
- 4 Bedrooms
- Enclosed Rear Garden
- Parking Area
- Close to Crewe Town Centre
- Ideal Investment Property

Brief Description

This new build town house still has the benefit of a new home warranty. The accommodation comprises entrance hall, cloaks with W.C, lounge and dining kitchen. To the 1st floor are 3 bedrooms and bathroom and there is a large bedroom to the 2nd floor. To the rear is an enclosed rear garden and access to the parking area.

Accommodation Comprises

Upvc front entrance door opens into the entrance hall. There is a door to the airing cupboard housing the gas fired boiler.

Cloaks

Suite comprising low flush W.C and wash hand basin.

Lounge

12'6 x 9'8

Dining Kitchen

16'1 x 9'

Range of base and wall mounted units, electric oven and hob, space and plumbing for washing machine. There are work top surfaces and a drainer sink unit. There are windows and door to the rear garden.

1st Floor Landing

Stairs ascend from the hall to the 1st floor landing with a window to the front.

Bedroom One (front)

13'1 x 9'2

Bedroom Three (rear)

12'2 x 8'4

Bedroom Four (rear)

8'5 x 7'3

Bathroom

Suite comprising panelled bath with shower over, low flush W.C and wash hand basin.

2nd Floor

Stairs ascend from the landing to the 2nd floor where there is a door into

Bedroom Two

16'1 x 14'9

Outside

From the rear of the house is a paved patio area and gravelled rear garden. There is a gate from the garden to the parking area.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & Onthemarket.com

WH1462 150324 (Draft Details)

Directions

The property is located on the corner of Hightown & Samuel Street, Crewe.

What 3 Words: [admiral.fuzzy.poppy](http://www.what3words.com)

Council Tax - Cheshire

For further enquiries contact http://www.cheshireeast.gov.uk/council_tax

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.