



156 Stewart Street
CW2 8LZ
Asking Price £260,000



STEPHENSON BROWNE

This IMMACULATELY presented modern linked detached family home is offered For Sale by Stephenson Browne and comes with a recommendation to view early to avoid disappointment! Invaluable extra and importantly, flexible living space has been created by the part conversion of the garage. Currently a playroom, the space on offer is versatile in how used and is complimented by an EXCELLENT size lounge with large CONSERVATORY off. The kitchen is located to the front and has been fitted with a range of units to include built in appliances and completing the ground floor, a useful cloakroom. Upstairs we find three bedrooms; the master has an EN-SUITE, and the family bathroom completes the accommodation. A pleasant-sized and enclosed garden can be found to the rear with off-road parking available to the front, leading to the now handy storage facility. The property has DOUBLE GLAZING and GAS CENTRAL HEATING. All in all a truly lovely home demanding an early viewing!

Entrance Hall

Wooden entrance door with glazed etched glass panel. Radiator. Turning staircase leading to the first floor. Access to the cloakroom. Wooden style flooring.

Cloakroom

Modesty double glazed window. Low level W.C. Wash hand basin. Complimentary tiling. Wooden style flooring.

Living Room

15'5" x 15'3" maximum (4.70m x 4.67m maximum)

Located to the rear of the property. Double glazed double opening doors into the conservatory. Access to the family room/dining room. TV point. Wooden style flooring. Coving to ceiling. Radiator.

Dining/ Play Room

11'1" x 7'10" (3.38m x 2.41m)
Double glazed window. Radiator.

Conservatory

11'3" x 8'9" (3.43m x 2.69m)
Double glazed windows to all sides. Double glazed double opening doors to the garden. Wiring for wall light. Radiator. Tiled floor.

Kitchen

8'9" x 8'5" (2.69m x 2.57m)
Double glazed window. Radiator. Range of fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall cabinets over. Built in four ring gas hob with electric oven and grill. Extractor hood. Complimentary tiling to walls and floor. Plumbing for a washing machine and dishwasher. Space for a fridge. Built in wine rack. Inset spotlight to ceiling with integrated down lights to wall cabinets. Corner display unit. Concealed wall mounted boiler.





Landing

Turning staircase leading to the landing with access to loft space and built in airing cupboard with cylinder.

Bedroom One

13'5" x 9'10" maximum (4.11m x 3.00m maximum)

Two double glazed windows. Radiator. Built in wardrobes. Coving to ceiling.

Ensuite

Modesty double glazed window. Full suite comprising a shower cubicle with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complimentary tiling. Radiator.

Bedroom Two

13'1" x 7'10" (3.99m x 2.41m)

Double glazed window. Radiator.

Bedroom Three

10'7" x 8'5" excluding recess (3.25m x 2.59m excluding recess)

Double glazed window. Radiator.



Bathroom

Modesty double glazed window. Full suite comprising a panelled bath with shower attachment from the bath taps. Pedestal wash hand basin. Low level W.C. Radiator. Complimentary tiling to walls.

Externally

The property is set behind a neat shaped garden with tarmac driveway to the side. To the rear the garden is enclosed and features a lawn and patio with flower and shrub borders.

Garage

Please note that the rear of the garage has been converted to form the play room. Up and over door.

Tenure

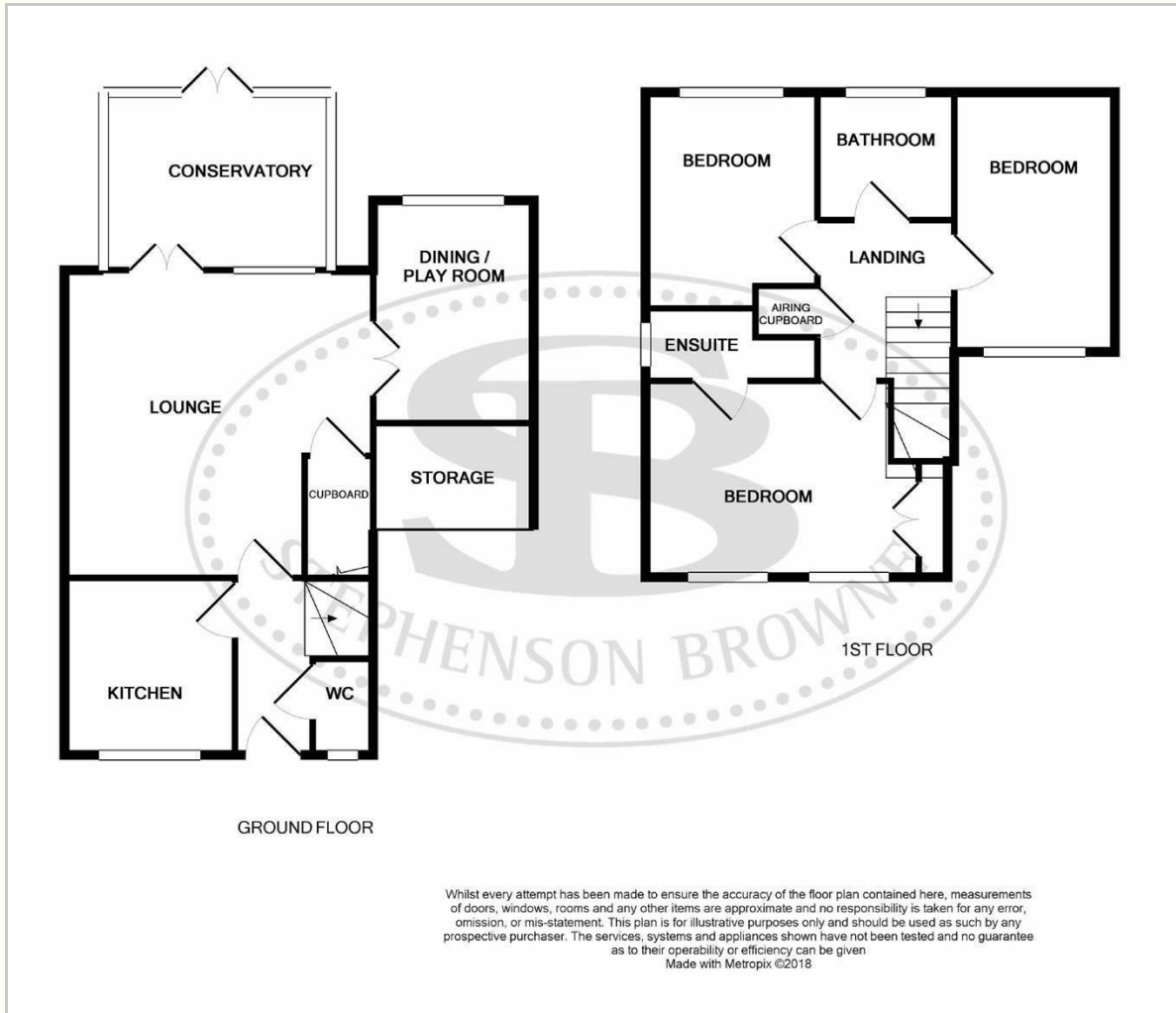
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



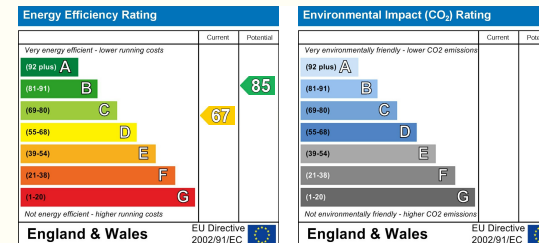
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk