



**9 Falmouth Road**

CW1 3QS

**Offers Over £170,000**



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STEPHENSON BROWNE

Nestled in a quiet neighborhood, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and style.

As you approach, the property exudes curb appeal with its well-maintained, low maintenance garden. Step inside, and you'll be greeted by an entrance hall which flows into a warm and cozy living space adorned with tasteful décor and ample natural light. The kitchen has plenty of storage space with space for appliances such as a fridge, freezer, washer and dryer.

There are two well-appointed bedrooms and a modern shower room which completes the accommodation.

Step outside into the private backyard, a perfect spot for al fresco dining or simply unwinding in the fresh air. The semi-detached nature of the property ensures a sense of privacy while still being part of a friendly community.

Located in Crewe, this property provides convenient access to local amenities, schools, and parks. Commuting is a breeze with excellent transport links nearby, making it easy to explore the surrounding areas.

This lovely semi-detached bungalow in Crewe is not just a house; it's a home waiting for you to make cherished memories. Schedule a viewing today and step into a lifestyle of comfort, convenience, and charm.

### Entrance Hall





### Living Room

19'11" x 10'3" (6.08m x 3.14m)

Patio doors to the rear garden. Feature gas fire with surround. Carpets. Radiator.

### Kitchen

8'9" x 10'5" (2.67m x 3.18m)

Having a range of wall, base and drawer units with worktops over incorporating a stainless steel sink, oven with gas hob and extractor and space and plumbing for a washer, under counter fridge and freezer and dryer. The kitchen has a rear aspect window and a door leading to the side of the property.

### Bedroom One

11'3" x 11'5" (3.43m x 3.48m)

Front aspect window. Carpets. Radiator.

### Bedroom Two

9'2" x 11'5" (2.81m x 3.49m)

Front aspect window. Carpets. Radiator.



### Shower Room

Low level WC. Vanity unit basin. Walk in corner cubicle with electric shower. Radiator. Side aspect window.

### Externally

The bungalow boasts low maintenance gardens to the front and rear with a flagged patio, artificial lawn and off road parking for multiple cars.

### 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?

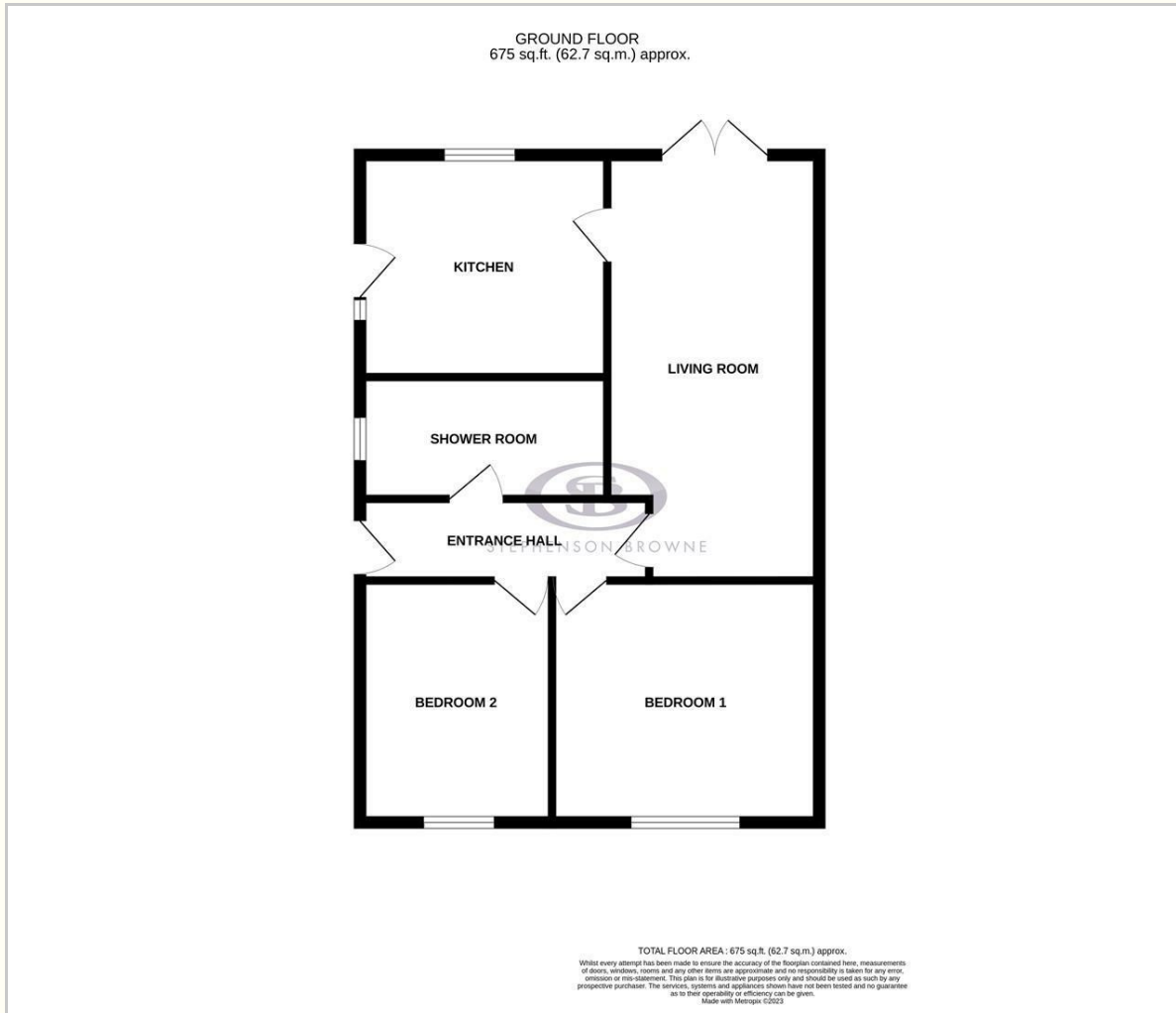
For a FREE valuation please call or e-mail and we will be happy to assist.

### Council Tax

Band B



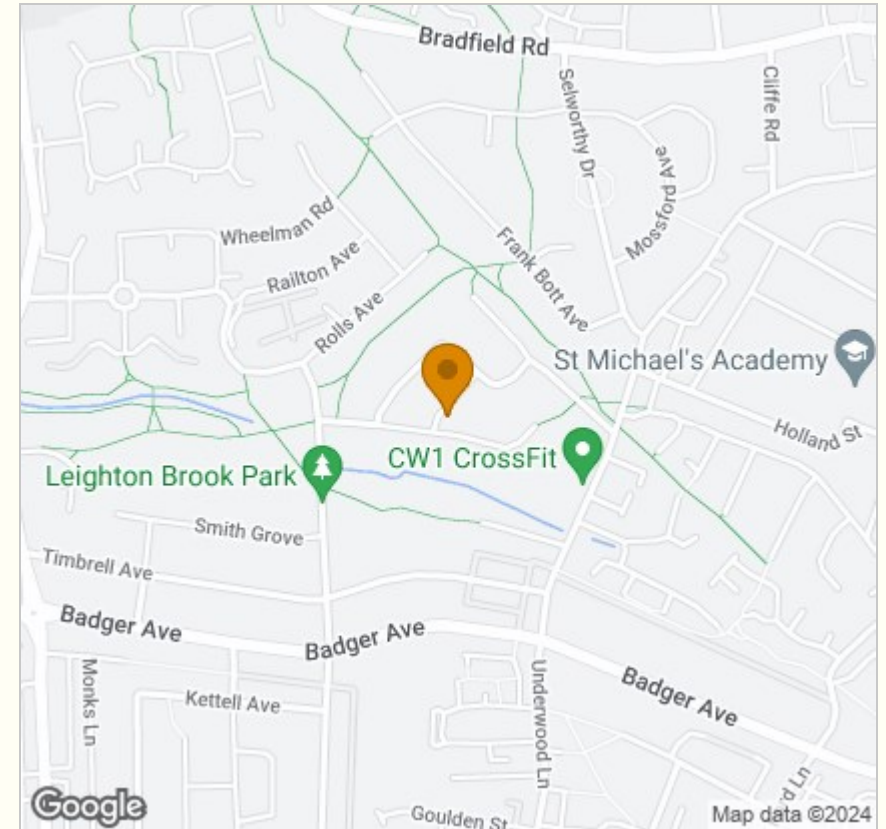
## Floor Plan



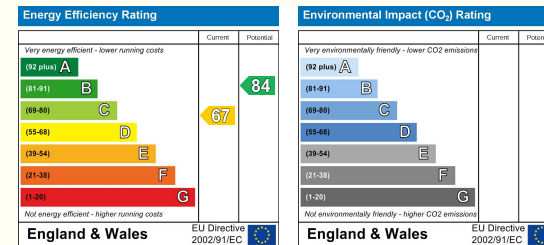
## Viewing

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



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