



**124 Gainsborough Road**

CW2 7PL

**£175,000**



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STEPHENSON BROWNE

Stephenson Browne are pleased to market this semi detached home offering ample opportunity for modernisation to suit your unique taste and preferences. The living spaces are generously proportioned with an open plan living and dining room with access to the conservatory. The fitted kitchen is a good size and also has access to the conservatory. On the first floor there are two double bedrooms and a single, with a refitted shower room. Externally you will find driveway parking and lovely private gardens.

Conveniently located in Crewe, this home offers easy access to a wealth of amenities including shops, schools, and transportation options, ensuring that both convenience and comfort are always within reach.

If you've been searching for a property brimming with potential and possibility, look no further than this traditional semi-detached home in Crewe. With a little vision and TLC, this property can be transformed into the home of your dreams. Call us today to secure your viewing.

### Entrance Hall

### Living Room

11'0" x 13'4" (3.36m x 4.07m)  
Radiator. Door to the conservatory.

### Dining Room

10'10" x 11'10" (3.32m x 3.63m)  
Front aspect bow window. Radiator.

### Kitchen

6'5" x 16'9" (1.98m x 5.12m)

Having a range of fitted units incorporating a stainless steel sink, oven with gas hob, washing machine, fridge freezer and space for a dryer. There is a wall mounted Ideal boiler. The kitchen has a side and rear aspect window and a door to the conservatory.





### **Conservatory**

10'8" x 7'10" (3.27m x 2.41m)

Rear aspect window and door to the garden.

### **WC**

Low level WC. Pedestal wash basin.

### **Landing**

### **Bedroom One**

10'11" x 13'4" (3.33m x 4.06m)

Rear aspect window. Radiator.

### **Bedroom Two**

10'8" x 11'11" (3.25m x 3.63m)

Front aspect bow window. Radiator.

### **Bedroom Three**

6'3" x 7'8" (1.93m x 2.34m)

Front aspect window. Radiator

### **Shower Room**

Low level WC. Pedestal wash basin. Walk in double shower. Side aspect window.



### **Externally**

There is off road parking to the front of the property. At the rear is a generous garden with a lawn and flagged patio area.

### **Tenure**

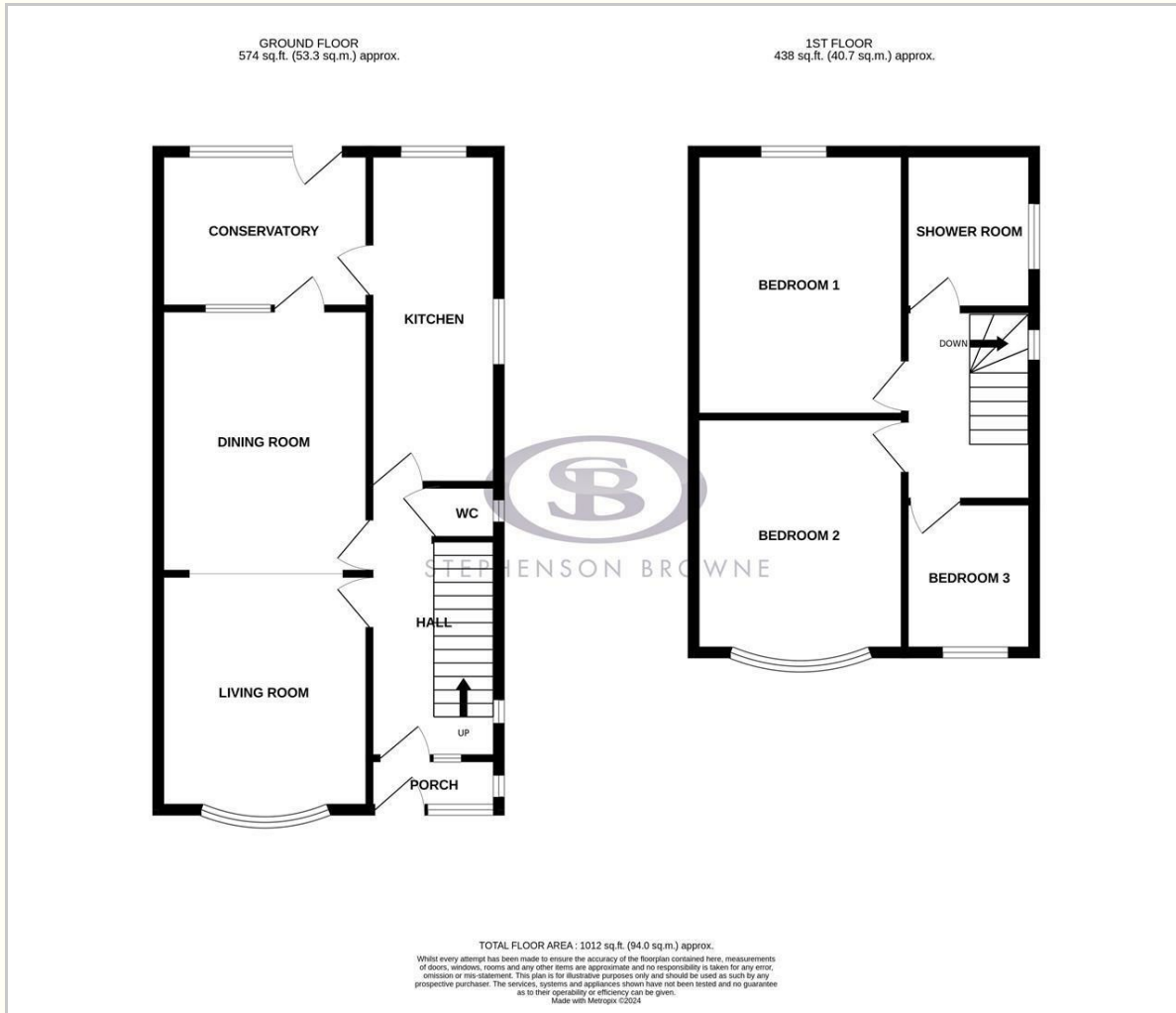
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

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



## Floor Plan



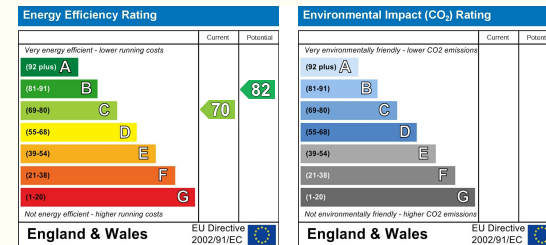
## Viewing

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

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