



**202 Sydney Road**

CW1 5NE

**Offers Over £160,000**



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STEPHENSON BROWNE

**\*\*INVESTORS ONLY\*\*** Currently Let until November 2024 £750PCM.

Stephenson Browne are pleased to market this lovely two-bedroom end terraced home. Boasting spacious and well-proportioned rooms throughout, the property comprises an open-plan living dining room, galley kitchen and downstairs cloakroom. The first floor has two double bedrooms and a bathroom off the master. Externally you will find off-road parking for two cars and a lovely enclosed rear garden. Call us today to arrange your viewing.

**Entrance Hall**

**Living Room**

10'0" x 11'9" (3.07m x 3.59m)

Front aspect bay window. Feature fireplace with surround.

**Dining Room**

13'5" x 11'9" (4.10m x 3.60m)

Rear aspect window.

**Kitchen**

6'11" x 14'8" (2.12m x 4.48m)

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

**WC**

Low level WC. Pedestal wash basin. Rear aspect window.

**Landing**

Side aspect window.





### **Bedroom One**

12'0" x 13'6" (3.66m x 4.14m)

Rear aspect window. Door to the bathroom

### **Bathroom**

Low level WC. Pedestal wash basin. Bath with shower over.

### **Bedroom Two**

13'6" x 11'8" (4.14m x 3.56m)

Front aspect window. Built in storage cupboard.



### **Tenure**

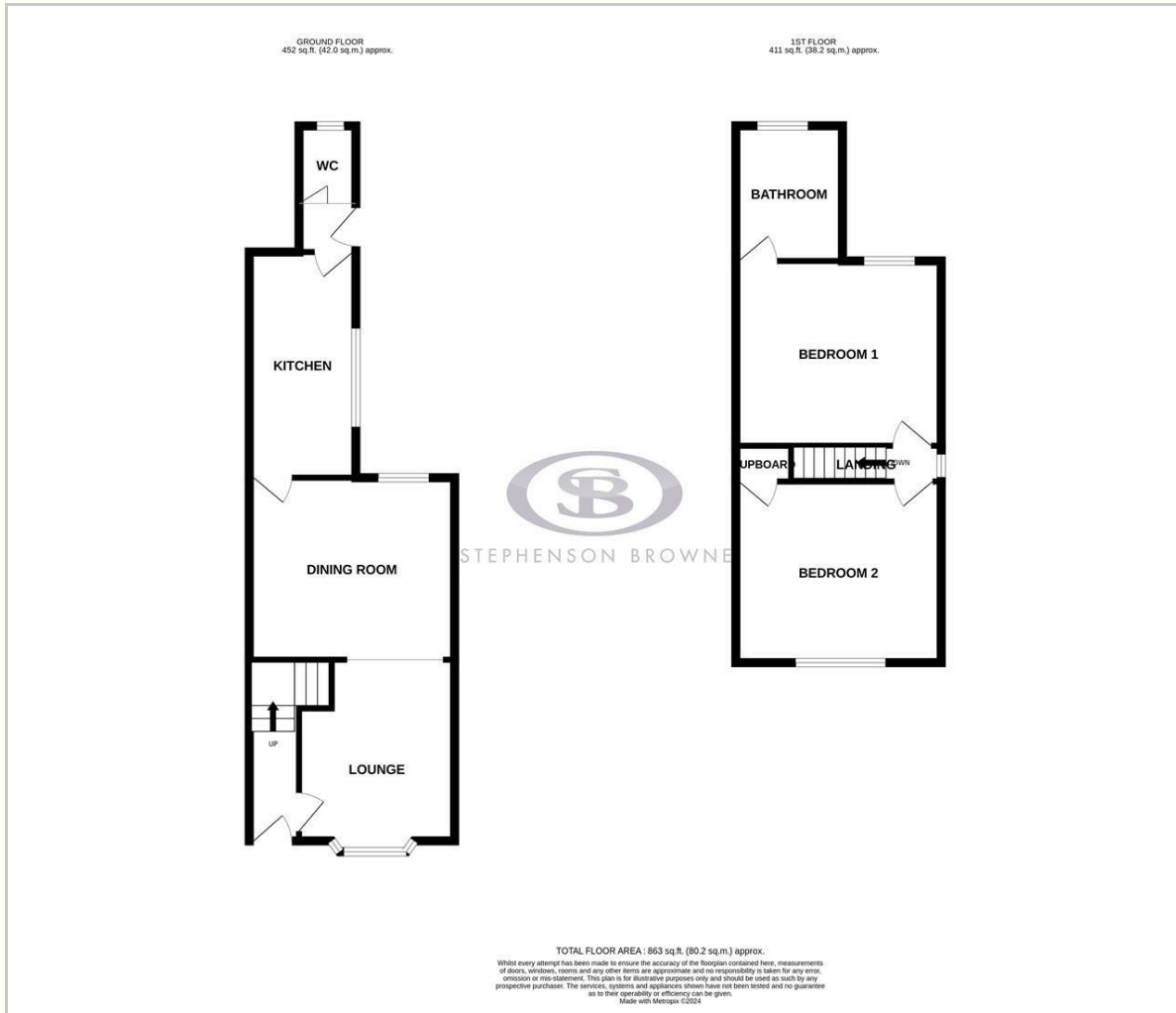
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

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



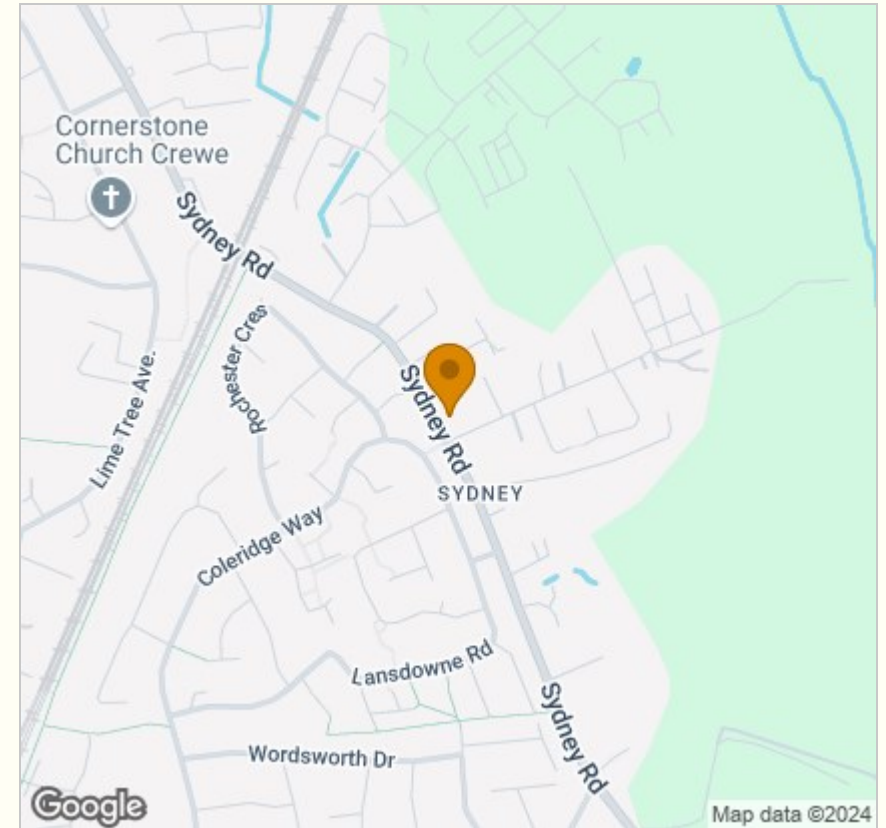
## Floor Plan



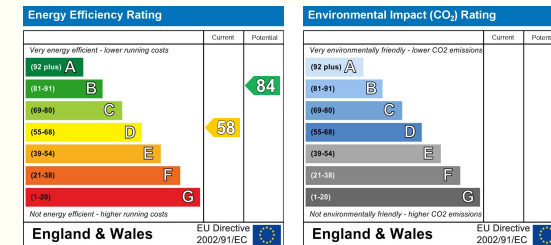
## Viewing

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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