



**196 Walthall Street**  
CW2 7LD  
**Offers Over £134,000**



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STEPHENSON BROWNE

A lovely home ideal for all age groups, Stephenson Browne take great delight in offering for sale this wonderful spacious, well presented and importantly for many, versatile home which should appeal to investors as well as young couples and families. The layout should suit a wide variety of needs, there is a welcoming entrance, two spacious receptions, a great size fitted kitchen and a bigger advantage for many an invaluable ground floor cloakroom. To the first floor you will find three bedrooms and a beautiful bathroom featuring a roll top bath. Externally there is a garden to the rear which has been designed in two sections providing a low maintenance garden to include artificial grass set within a covered area allowing you enjoy out door living all year round, there is a further block paved area to the far rear ideal for outdoor bar-beques and alfresco dining all putting the finishing touches on what is a lovely home, ring us today to secure your viewing.

### Porch

Open entrance porch with lovely half walled mosaic tiles and floor.

### Entrance Hall

Wooden and etched glass entrance door. Coving to ceiling. Radiator. Wooden style flooring.

### Lounge

12'4" x 10'8" (3.778m x 3.254m)

Double glazed bay window to the front. Radiator. Coving to ceiling. Wooden style flooring. Adam style fire surround with feature tiled insert and hearth.



### Dining Room

13'1" x 11'2" (3.990m x 3.414m)

Double glazed French doors with skylight glass panel over. Feature Adam style fire surround with inset log burning stove set on a tiled hearth. Wooden style flooring. Space for a dining table and chairs if required. Access to the under stair store and the kitchen.



### Kitchen

16'5" x 8'1" maximum (5.006m x 2.469m maximum)

Double glazed window to the side and door to the rear opening onto the garden. Lovely range of fitted white units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Built in ceramic hob with an electric oven and grill. Plumbing for a washing machine. Space for a fridge freezer. Complementary tiling.



### WC

Modesty double glazed window. Wall mounted boiler. Low level W.C. Wash hand basin.



### Landing

Landing with access to loft space. Built in storage cupboard.



#### **Bedroom One**

14'2" x 12'3" (4.338m x 3.755m)

Two double glazed windows. Radiator.

#### **Bedroom Two**

13'0" x 8'11" (3.973m x 2.719m)

Double glazed window. Radiator.

#### **Bedroom Three**

8'1" x 6'11" excluding walk in recess (2.469m x 2.109m excluding walk in recess)

Double glazed window. Radiator.

#### **Bathroom**

Modesty double glazed window. Spotlights to ceiling. Suite comprising a roll top claw foot bath with shower attachment from the bath taps. Pedestal wash hand basin. Low level W.C. Feature radiator. Complementary tiling.

#### **Externally**

The property stands behind a neat forecourt. To the rear the garden has been designed in two sections, there is a covered area with artificial grass allowing you to sit out all summer long and a further block paved area to the rear with timber gate leading to the alleyway.

#### **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?**

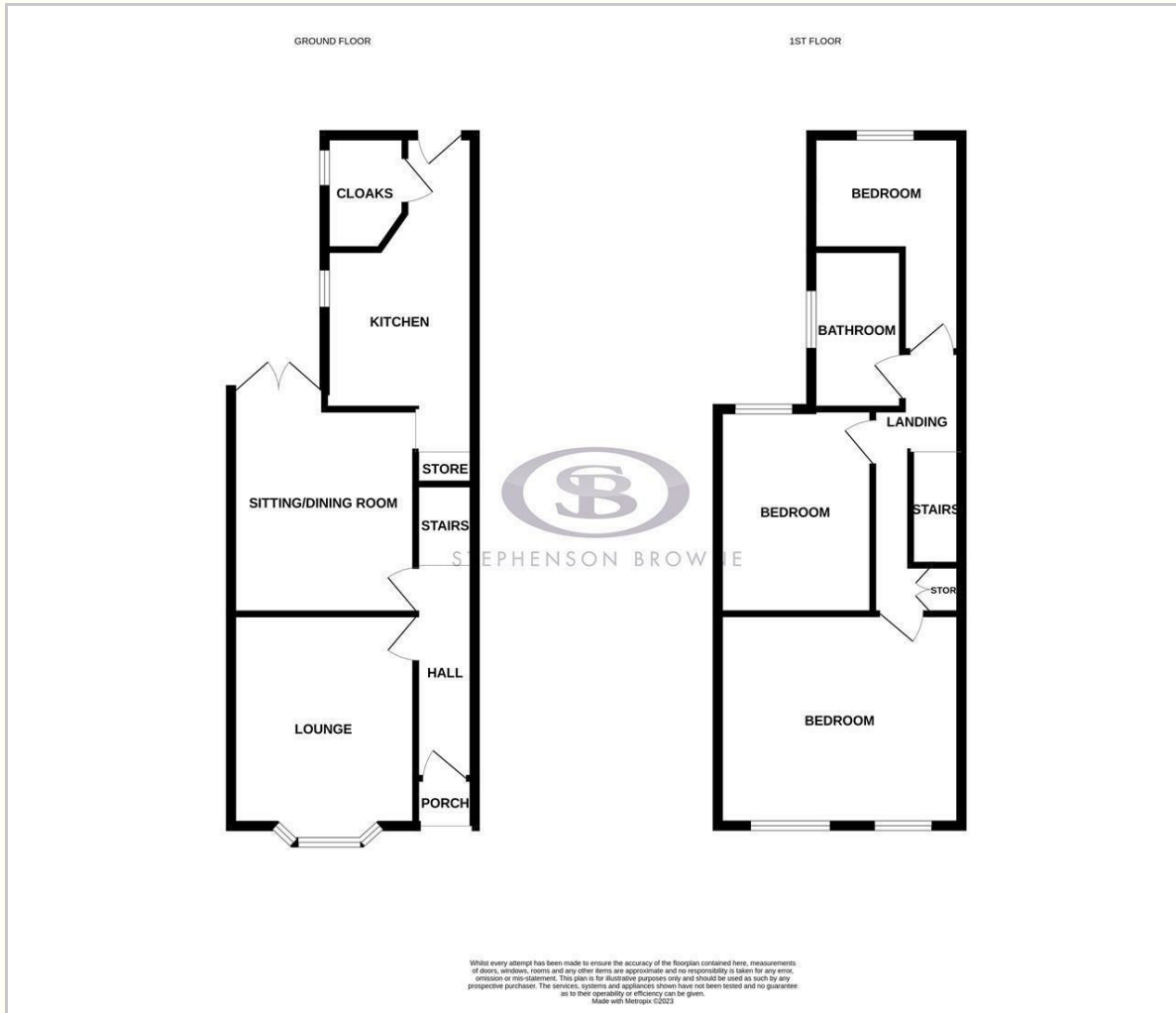
For a FREE valuation please call or e-mail and we will be happy to assist.

#### **Land Registry**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.



## Floor Plan



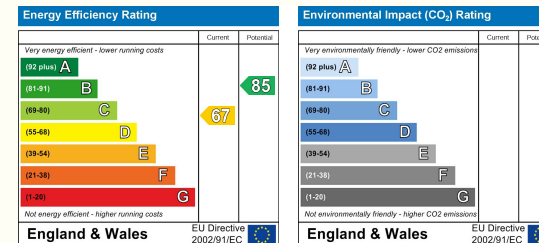
## Viewing

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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