



16 Holbury Close

CW1 3XU

£155,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to market this two bedroom property situated in a highly sought after and residential area. The property is approached via a driveway providing off road parking for two cars, with access to the lean-to garage providing further parking and access to rear garden. Internally the property is immaculately presented and comprises of entrance porch, lounge and breakfast kitchen. To the first floor there is a modern bathroom and two double bedrooms. The garden has been landscaped at the rear to provide a fabulous seating area and a play area for small children. This property is ideal for first time buyers and investors with Bentley motors, Leighton Hospital, shops, pubs and well regarded schools on your door step. Call us today to secure your viewing!

Entrance Porch

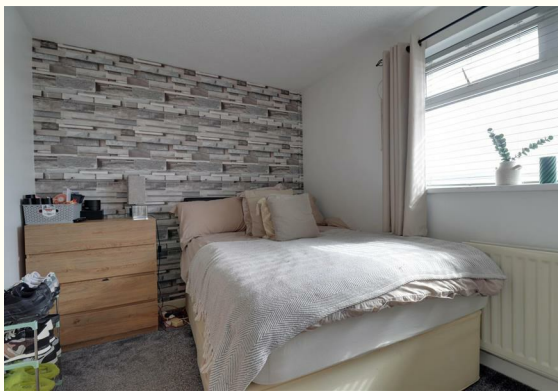
Living Room 12'3" x 15'5" (3.74m x 4.71m)

Front aspect window. Laminate flooring. Feature fire place with brick surround and tiled hearth. Spiral staircase.

Kitchen 12'2" x 6'10" (3.71m x 2.10m)

Having a range of wall, base and drawer units with worktops over incorporating a stainless steel sink, oven with electric hob and extractor and space and plumbing for a washer and fridge freezer. The kitchen also has a breakfast bar with stools, a rear aspect window and a door to the rear garden.

Landing Loft access.





Bedroom One
12'3" x 8'1" (3.74m x 2.47m)
Front aspect window. Radiator.



Bedroom Two
12'3" x 7'3" (3.74m x 2.21m)
Rear aspect window. Radiator. Built in storage cupboard housing the boiler.



Bathroom
Having a bath with shower over. Low level WC. Pedestal wash basin. Side aspect window. Radiator.

Externally
The garden has been fabulously landscaped with a decking area, play area and artificial lawn ideal for children and pets.

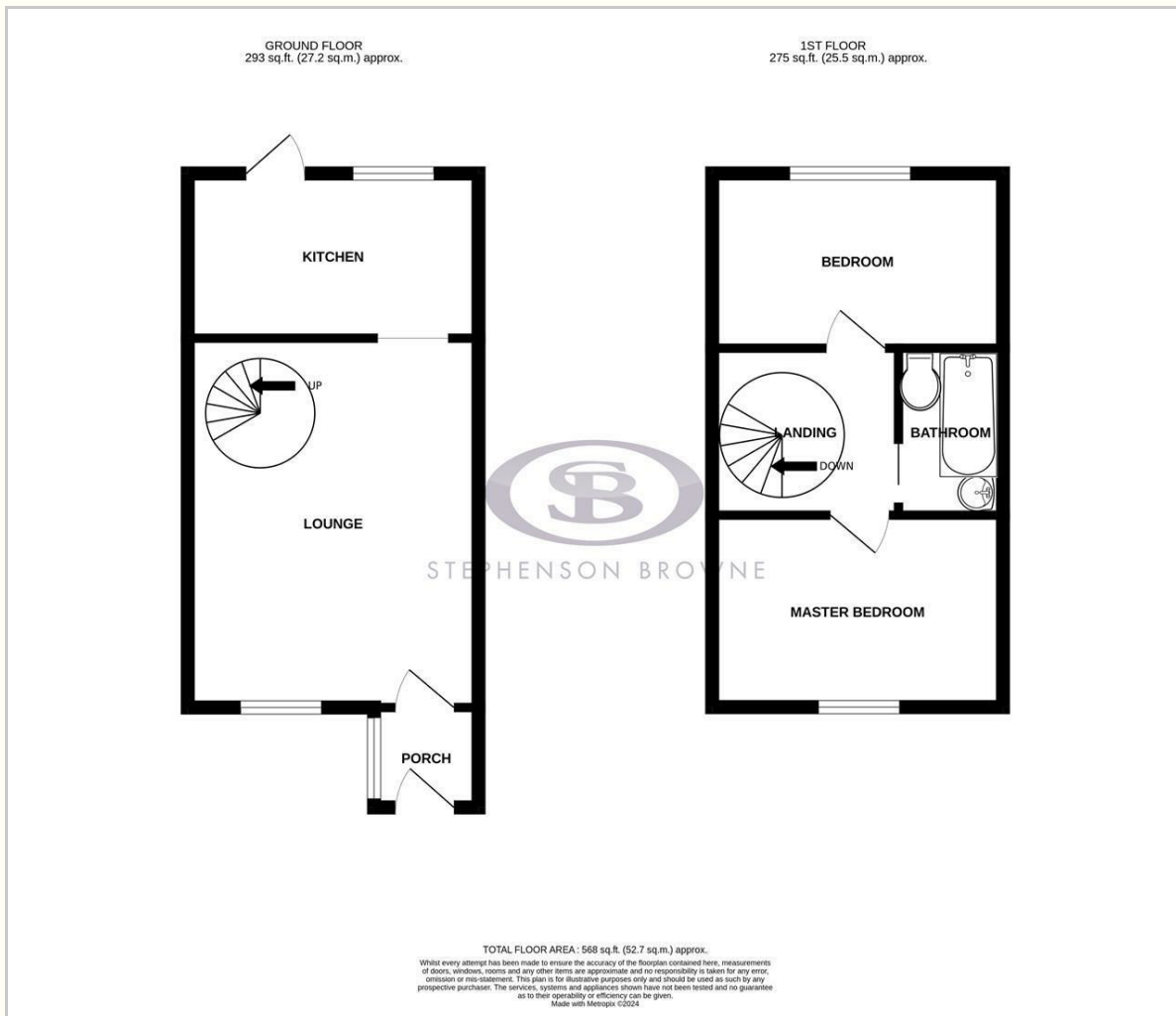
Lean-Too Garage
With power and light.

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.

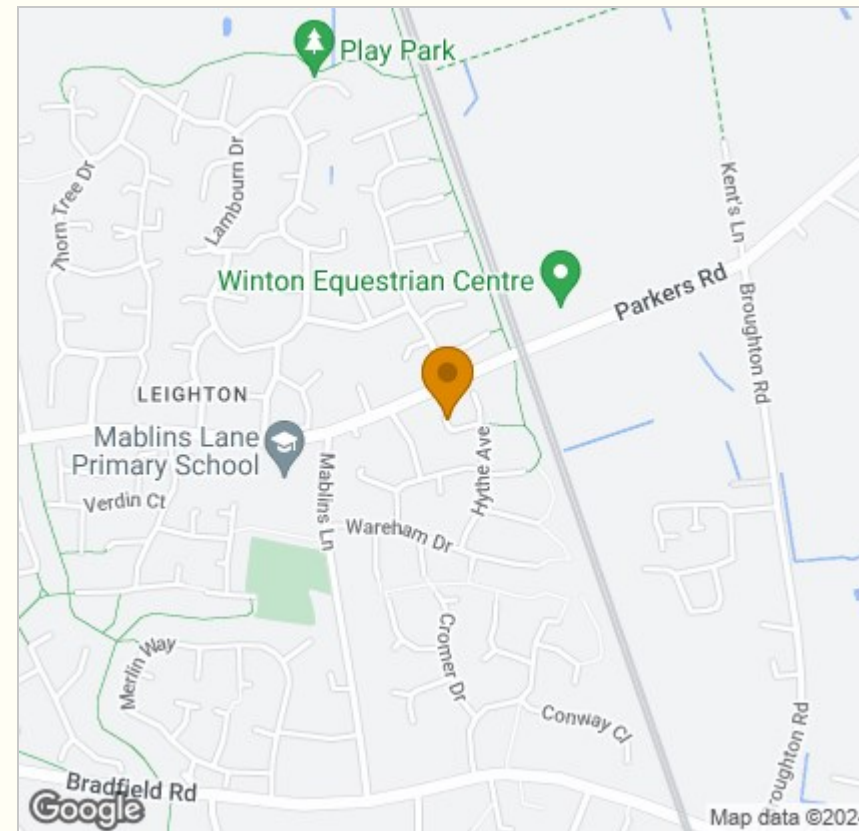
Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.



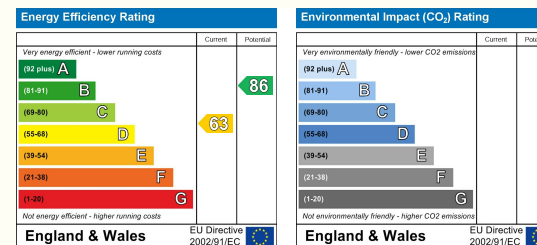
Floor Plan



Area Map



Energy Efficiency Graph



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.

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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