



## 20 Rope Lane

CW2 5DT

Asking Price £215,000



2



1



2



E



STEPHENSON BROWNE

A spacious proportioned semi-detached detached home in the sought after heart of Shavington, an ideal first time purchase or downsizing opportunity.

Opening from a storm porch with a traditional entrance hallway. Front aspect reception/sitting room with feature squared bay fronting, large rear aspect lounge with double doors connecting the two rooms. Modern fitted kitchen with a range of wall and base units, open plan with the spacious rear aspect conservatory where patio doors lead straight onto the garden.

To the upstairs, there is spacious landing, with two generous double bedrooms and a high specification four piece modern fitted family bathroom.

Externally, the home is fronted by a driveway, providing parking for up to two vehicles, with a side access passage leading around to the back garden. Beautifully presented rear garden, fully enclosed by fenced boundaries, landscaped mostly to lawn and patio with a range of mature shrubs and plant life.



**Entrance Hallway**

11'5" x 3'1"

**Living Room (Rear)**

12'10" x 11'1"

**Sitting Room (Front)**

12'9" into bay x 10'6"

**Kitchen**

10'6" x 7'1"

**Conservatory**

12'11" max x 10'0" max

**Landing**

13'4" x 4'9"

**Bedroom One**

14'1" x 11'0"

**Bedroom Two**

12'11" x 9'0"

**Bathroom**

10'6" x 7'1"

**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.

**Council Tax**

Band B

**Need to Sell?**

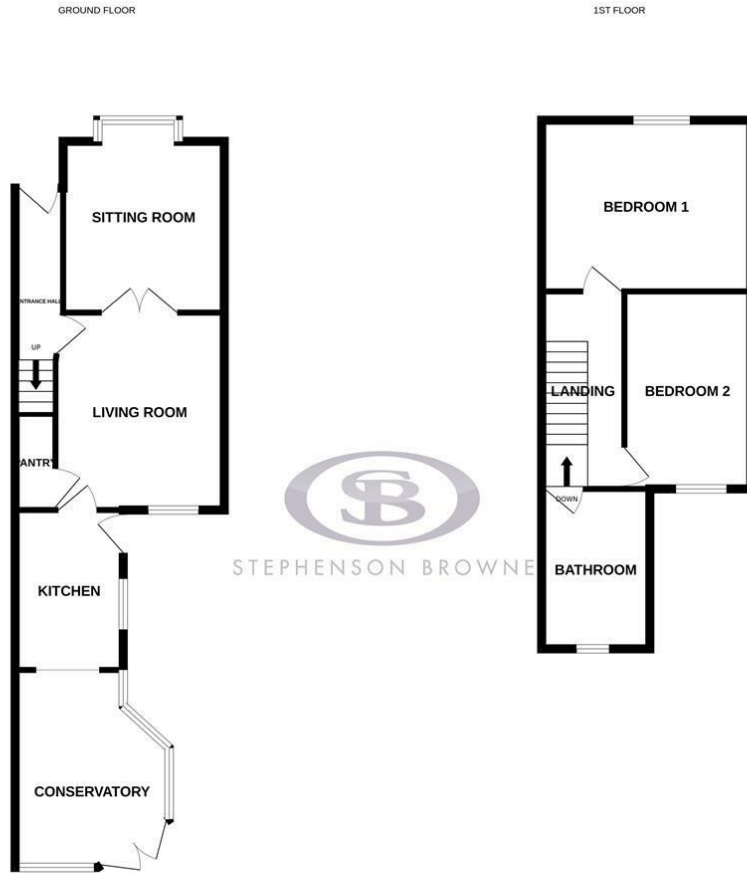
For a FREE valuation please call or e-mail and we will be happy to assist.



- Charming Semi-Detached Home
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Open Plan Kitchen and Conservatory
- Four Piece Bathroom
- Enclosed Private Rear Garden
- Driveway Parking
- Sought After Shavington Location
- Great First Time Purchase
- Generously Proportioned Throughout



# Floor Plan



STEPHENSON BROWNE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	68

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64