



33 Holland Street

CW1 3TT

Asking Price £170,000



2



2



2



D



STEPHENSON BROWNE

A charming, beautifully appointed and superbly presented semi-detached house located in Coppenhall. Very much a unique home, serving perfectly as a first time purchase or downsizing opportunity. This fabulous, well cared for property is an excellent opportunity to acquire a wonderful home that is versatile to suit a range of lifestyles. The home underwent a comprehensive and sympathetic renovation only seven years ago and has the added benefit of an EN-SUITE to bedroom two!

Opening from a separate porch into a beautiful bay fronted reception room, presently utilised as a dining room. Spacious reception room at the rear aspect with window overlooking the garden and generous under-stairs cupboard. Modern fitted kitchen encompassing a comprehensive range of wall and base units with work surfaces over.

To the upstairs, there are two very spacious double bedrooms, with the front bedroom also including a cleverly integrated en-suite three piece shower room. The principal bedroom on the rear aspect also accesses the excellent four piece bathroom suite, further to access to the loft room. The loft room is perfect for usage a home office, studio or gym space and can be well adapted to suit a range of needs.

Externally, there is an enclosed front courtyard, further to gated side access. A long, fully enclosed, private rear garden that is easy to maintain with a spacious patio area and garden area laid mostly to gravel and patio paving.

The property is incredibly well located, being only a short commute from Leighton Hospital and major employers like Bentley Motors. Ideal for commuting via the A500 and M6.



Porch

3'1" x 2'4"

Dining Room (Front)

13'8" into bay x 12'5"

Living Room (Rear)

12'5" x 11'6"

Kitchen

13'11" x 6'11"

Bedroom One (Rear)

13'1" x 12'5"

Bedroom Two (Front)

12'5" x 10'5"

Bedroom Two En-Suite

6'3" x 2'10"

Bathroom

13'10" x 6'11"

Loft Room

16'2" x 10'8"

Council Tax

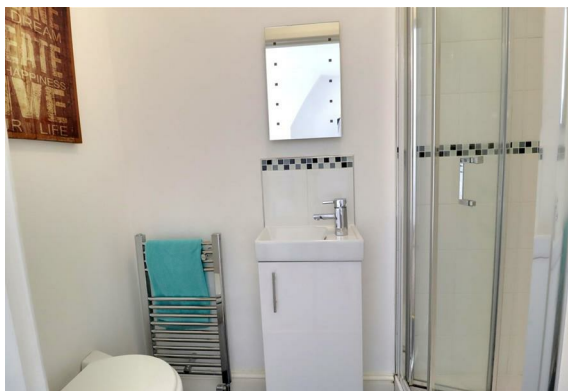
Band B

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.



- Supberb Presentation Throughout Semi-Detached Home
- En-Suite Shower Room
- Two Double Bedrooms
- Four Piece Bathroom
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Converted Loft Room
- Private Enclosed Rear Garden
- Excellent Location - Close to Leighton Hospital, Bentley Motors, A500 and M6
- Great First Time Purchase or Downsizing Opportunity





Floor Plan



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			82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Crewe office on 01270 252545 if you would like to arrange a viewing appointment or require any 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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP
 Telephone: 01270 252545 Email: crewe@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk