



**105 Cloughton Avenue**

CW2 6ET

**£155,000**



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STEPHENSON BROWNE

A charming semi-detached house in a convenient location, close to Crewe Railway Station and the A500. The property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, a modern fitted kitchen with comprehensive range of wall and base units and a very practical downstairs WC.

With three bedrooms to the upstairs, there's plenty of space for the whole family to enjoy. The bathroom is well-appointed, providing a modern three piece suite that offers convenience and comfort for your daily routines.

Externally, the home is fronted by a garden, also providing off road driveway parking. Spacious garden to the rear aspect, fully enclosed by fenced borders with gated side access.

Ideal investment or first time purchase opportunity.



**Entrance Hallway**

9'5" x 2'11"

**Kitchen**

14'7" x 6'6"

**Downstairs WC**

5'1" x 2'9"

**Living Room Diner**

17'10" x 9'9"

**Reception Room**

12'6" x 8'10"

**Landing**

10'0" x 2'8"

**Bedroom One**

12'7" x 12'4"

**Bedroom Two**

11'9" x 10'2"

**Bedroom Three**

11'9" x 7'4"

**Bathroom**

9'3" x 6'2"

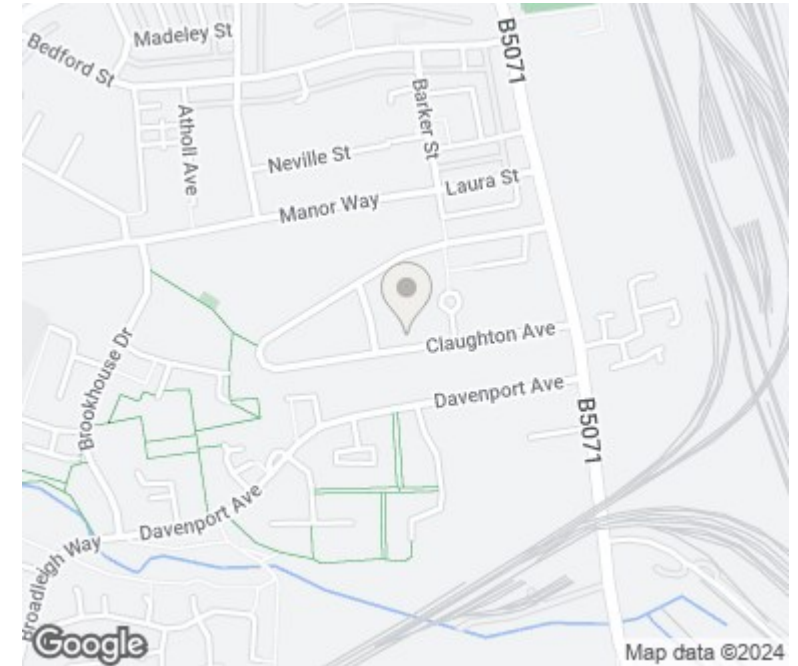
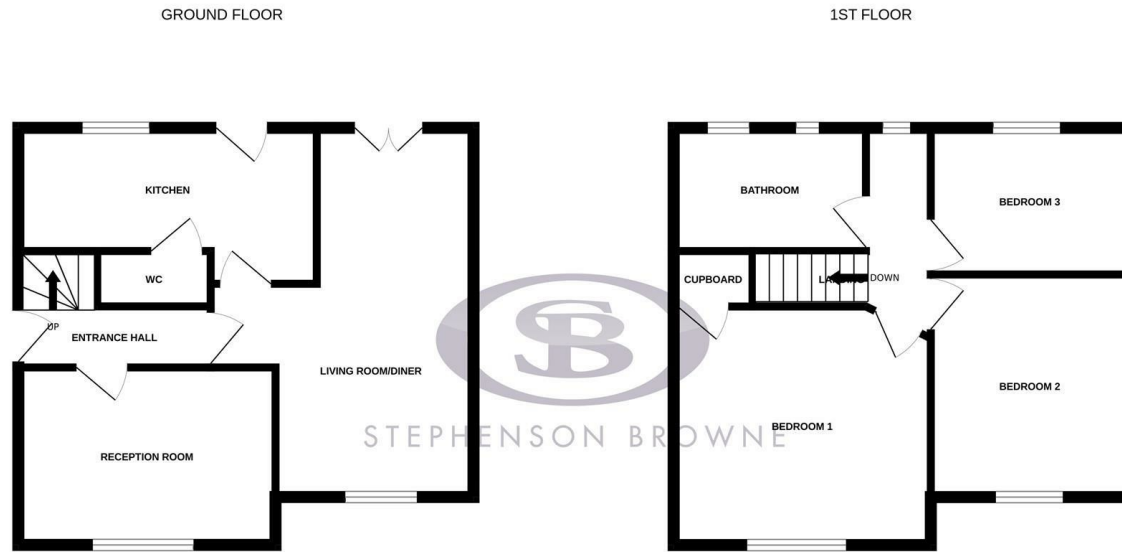


- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC
- Three Piece Family Bathroom
- Generous Rear Garden
- Close to Railway Station and A500



## Floor Plan

## Area Map



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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 <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.

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