



## 113 Clonners Field

CW5 7GU

£165,000



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STEPHENSON BROWNE



A well presented cluster house, nestled into the sought after Stapeley development, walking distance to the train station and Nantwich town centre. Ideal as an investment property being within easy reach of the A500.

Briefly comprising, the property opens with a separate entrance hallway, modern downstairs WC, spacious open plan living room diner with under-stairs storage, which leads through to a modern fitted kitchen with a range of wall and base units with work surfaces over.

To the upstairs, there are two well proportioned bedrooms, with the principal bedroom hosting an integral wardrobe space, further to a three piece modern fitted family bathroom and a separate airing cupboard.

One allocated parking space externally.

No onwards vendor chain.

Ideal first time purchase or investment opportunity.

Fully UPVC double glazed and gas central heated.

**Entrance Hallway**

5'8" x 3'3" (1.73 x 1.01)

**Downstairs WC**

5'8" x 3'1" (1.73 x 0.95)

**Living Room Diner**

15'8" x 9'9" (4.79 x 2.99)

**Kitchen**

9'1" x 5'8" (2.78 x 1.73)







### Landing

9'2" x 3'2" (2.80 x 0.97)

### Bedroom One

10'4" max x 10'0" max (3.16 max x 3.07 max)

### Bedroom Two

10'4" x 6'10" (3.15 x 2.10)

### Bathroom

6'3" x 5'5" (1.93 x 1.67)

### Council Tax

Band A

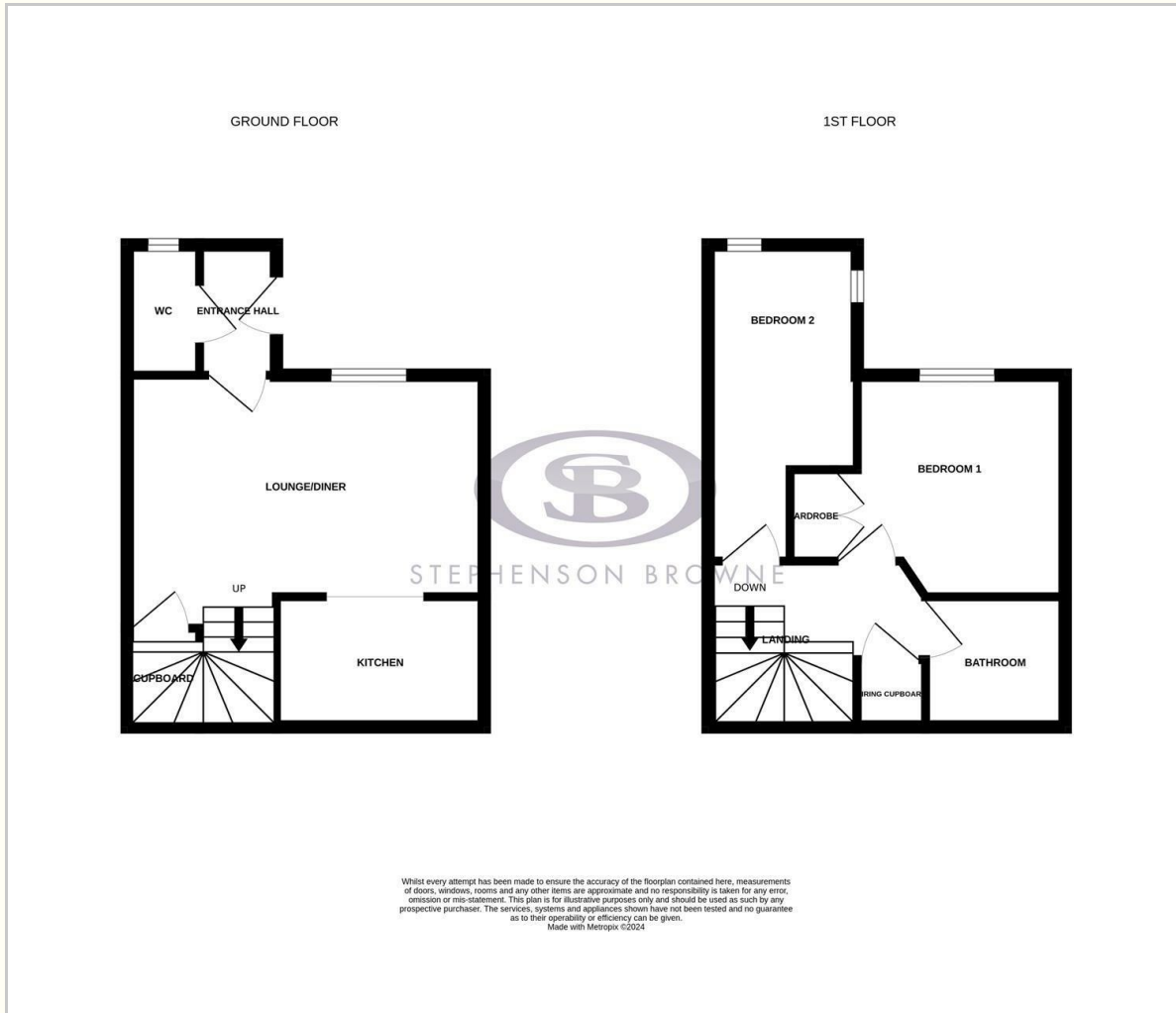
### Tenure

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.

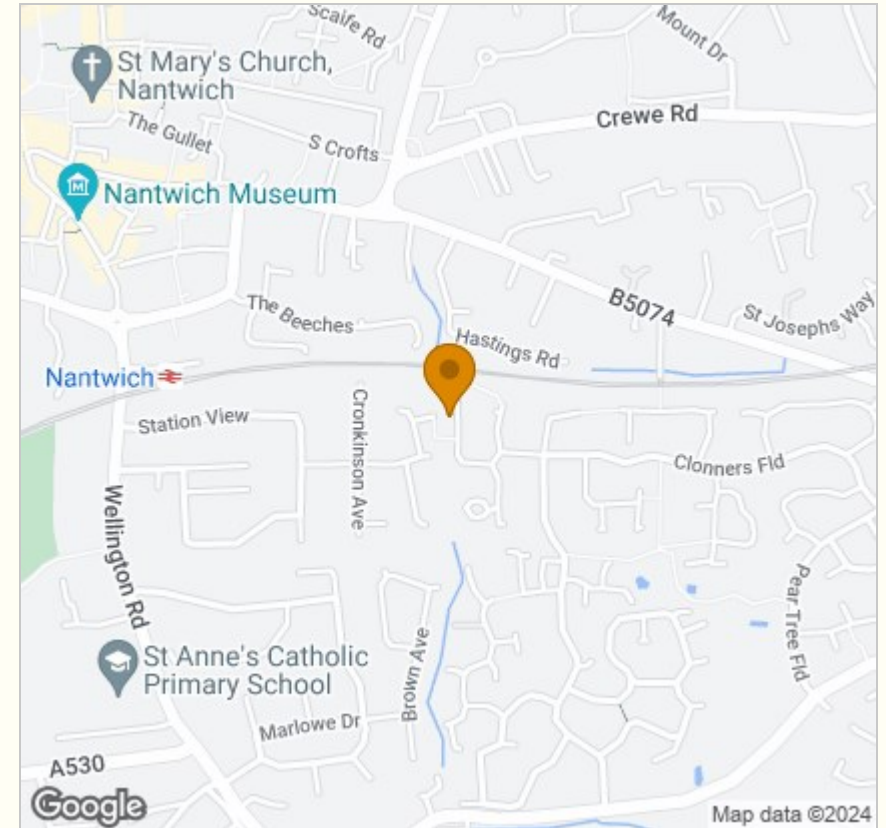
## Floor Plan



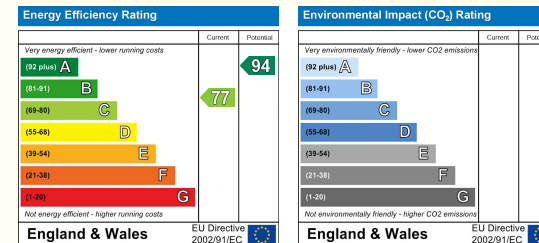
## Viewing

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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