



## 12 Hungerford Terrace

CW1 6HF

Asking Price £220,000



3



1



2



E



STEPHENSON BROWNE



Welcome to this charming semi detached house located on Hungerford Terrace in a sought after area. This traditional property boasts a delightful character with many improvements made, presenting a perfect blend of classic charm and modern convenience.

Upon entering, you are greeted by a welcoming entrance hall which leads to two inviting reception rooms that offer ample space for entertaining or relaxing with family. The house features three well proportioned bedrooms, ideal for a growing family or those in need of extra space. The addition of a loft room provides versatility, whether it be for a home office, playroom, or extra storage.

The bathroom ensures convenience for all residents, while the immaculate presentation of the property reflects the care and attention to detail that has been put into maintaining this home. The extensive rear garden is a true gem, offering a private outdoor space to enjoy al fresco dining, gardening, or simply unwinding in the fresh air.

Situated in a popular location, this property not only provides a comfortable living space but also easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this characterful house your new home!

### Porch

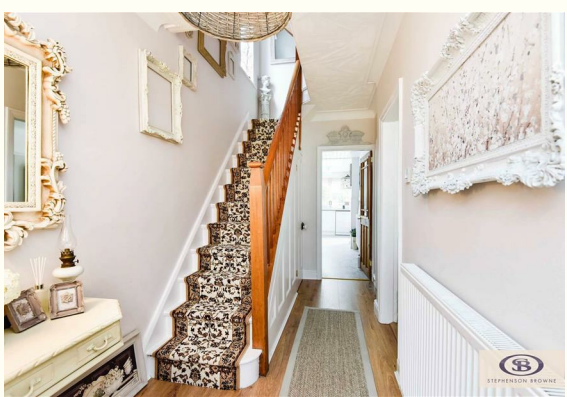
### Entrance Hall

### Lounge

3.44m x 3.70m

### Dining Room

3.32m x 4.01m







**Kitchen**  
20'0" x 6'6" (6.10m x 1.99m)

**Stairs to First Floor**

**Bedroom One**  
14'2" x 11'3" (4.32m x 3.44m)

**Bedroom Two**  
13'1" x 11'3" (4.01m x 3.44m)

**Bedroom Three**  
8'11" x 5'8" (2.73 x 1.73m)

**Bathroom**

**Stairs to Second Floor**

**Loft Room**  
16'2" x 13'4" (4.94m x 4.08m)

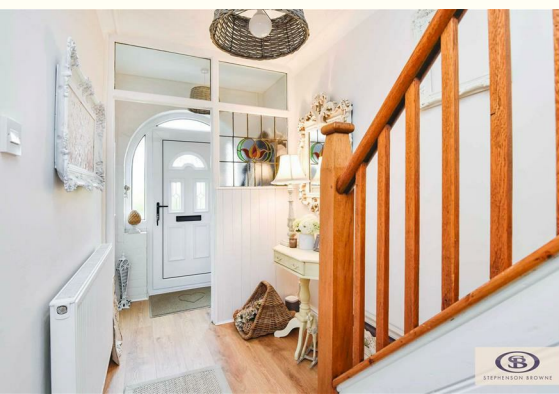
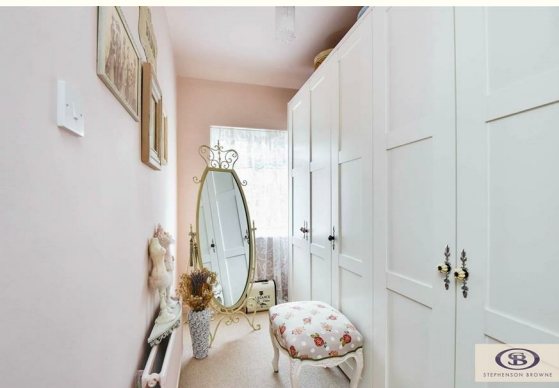
**Externally**

The property is positioned on a quiet road of similar properties and is approached over a neat forecourt with an extensive garden to the rear which is mainly laid to lawn.

**Council Tax**  
Band C.

**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.





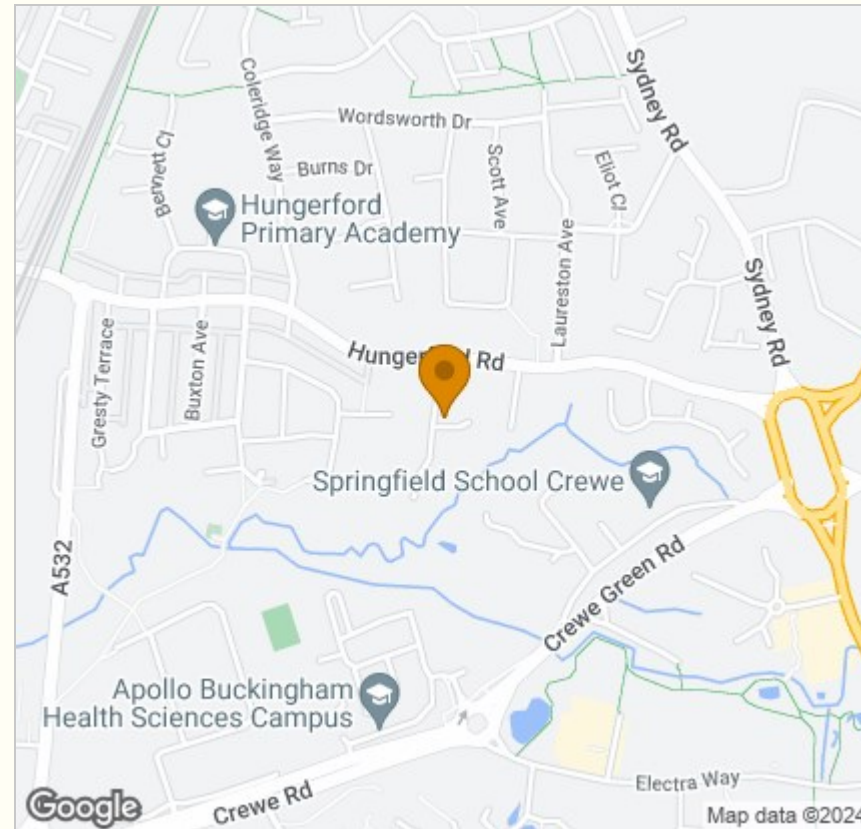
## Floor Plan



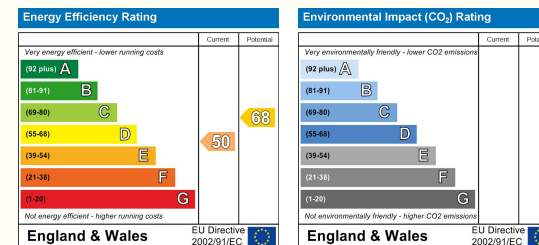
## Viewing

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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk