



46 Queen Street

CW1 4AL

Offers Over £130,000



STEPHENSON BROWNE



46 Queen Street

- New Kitchen
- New Carpets Throughout
- Refurbished Bathroom
- No Buying Chain Involved
- *Searches Already Ordered*
- Garage To Rear
- Certain Areas Re-Plastered
- Generous Enclosed Rear Garden
- Ideal For All Age Groups
- New Boiler 5year Warranty

Stephenson Browne are delighted to bring to market this three bedroom mid terrace home which is offered for sale with no buying chain involved. The property is located within a highly sought after and convenient location close to all local amenities and within walking distance of the retail park and town centre making this a desirable area to live. The property has undergone a program of refurbishment to include a complete new central heating system with new boiler with a 5 year warranty, new Wickes fitted kitchen, re-fitted bathroom, some re-plastered walls, new carpets throughout alongside A* rated double glazed windows, in essence the big jobs have been done. Some finishing off will be required, however this will make a lovely home with just a small amount of work needed allowing you to incorporate your own individual style and impression enabling you to create a home that you will love and cherish for many years to come. Internally there is an entrance hall giving access to two good size reception rooms which are open plan creating a wonderful entertaining room allowing you to socialise with friends and family, the fitted kitchen is located to the rear. On the first floor there are three bedrooms and the bathroom. The property boasts a generous rear garden with a detached garage. Call our office for further information and to arrange a viewing.



Entrance Hall

Double glazed entrance door. Glass panel over. Stairs to the first floor.

Sitting Room

11'3" x 9'10" (3.45m x 3.00m)

Double glazed window. Radiator.

Dining Room

12'2" x 10'4" (3.73m x 3.15m)

Double glazed window. Radiator.

Kitchen

14'2" x 7'3" (4.34m x 2.21m)

Double glazed window. Lovely recently installed fitted Wickes kitchen boasting a range of units comprising a sink unit with work surfaces adjacent. Base units with cupboards and drawers. Built in four ring gas hob with electric oven and grill. Space for a fridge. Plumbing for a washing machine. Complementary tiling.

Bedroom One

13'3" x 11'5" (4.06m x 3.48m)

Two double glazed windows. Radiator.

Bedroom Two

12'2" x 8'5" (3.73m x 2.57m)

Double glazed window. Radiator.





Bedroom Three

8'0" x 7'4" (2.44m x 2.26m)

Double glazed window. Radiator.

Bathroom

Double glazed window. Suite comprising a panel bath. Pedestal wash hand basin. Low level W.C. Complementary tiling. Heated towel rail.

Externally

The property stands behind a neat forecourt. To the rear the garden is enclosed.

Garage

Located to the rear of the property.

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.

Council Tax

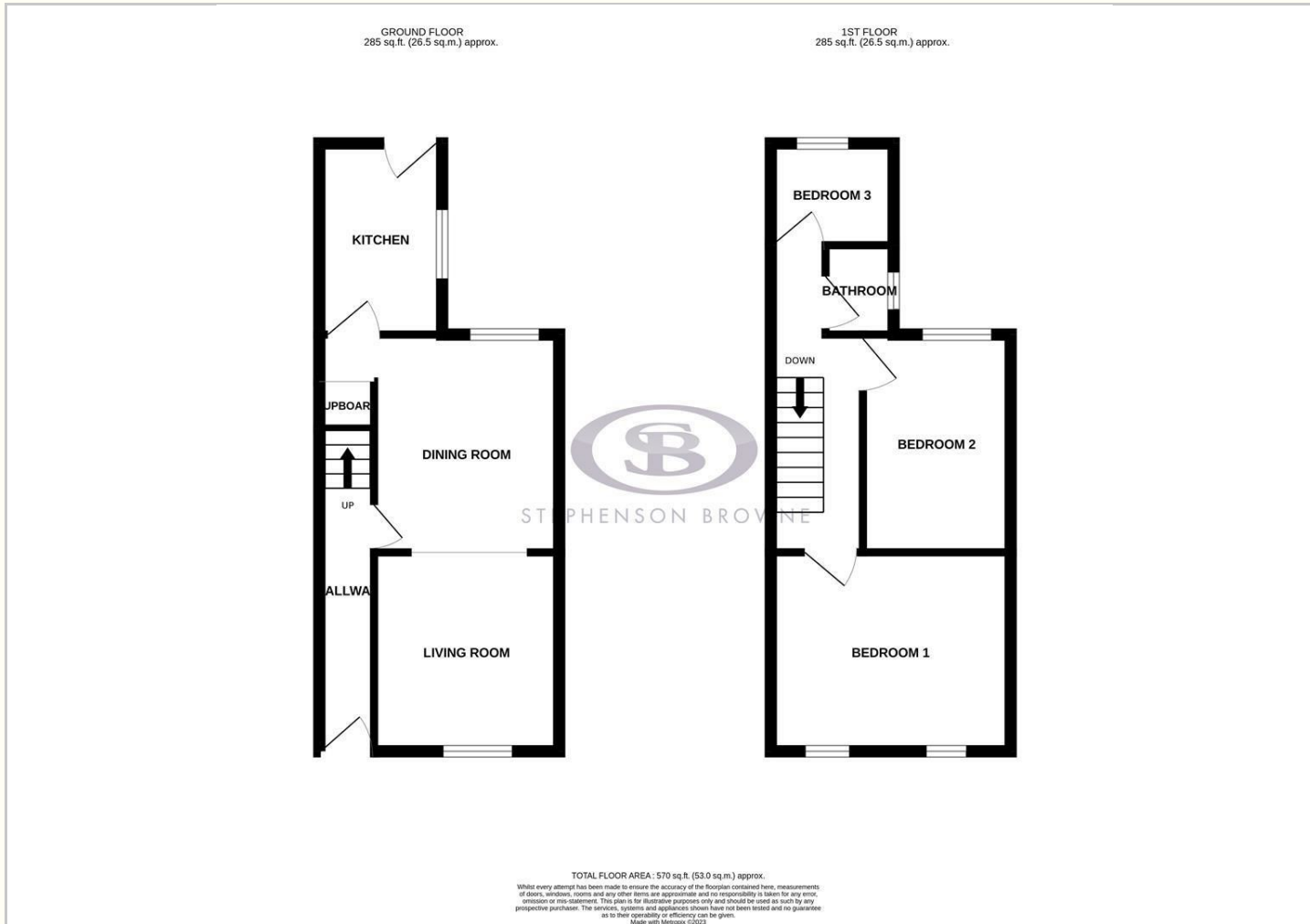
Band A

Directions

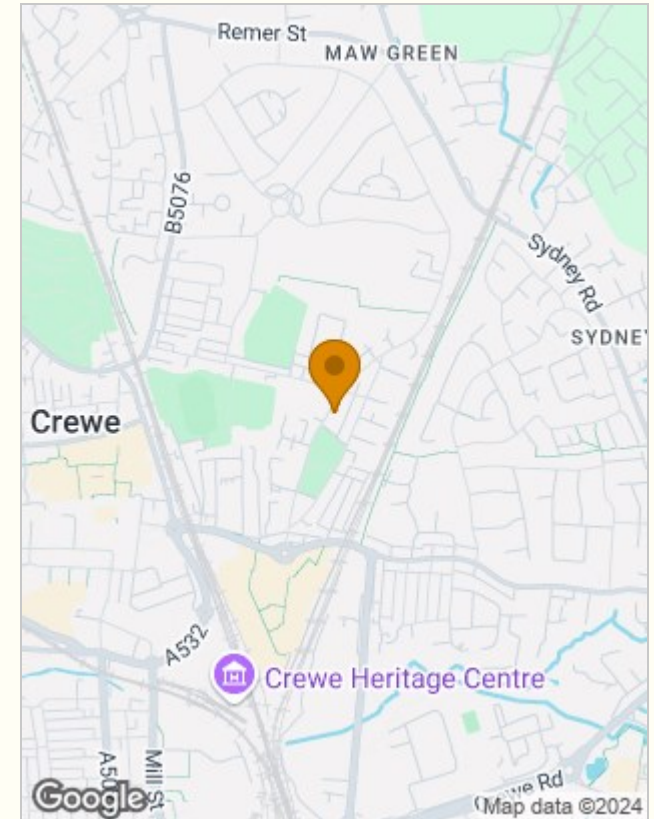
From the agents office proceed along Nantwich Road in the direction of the railway station, at the roundabout turn left into Macon Way. Proceed to the next roundabout and turn left into Earle Street, go over the bridge and at the next roundabout turn right into Queen Street.



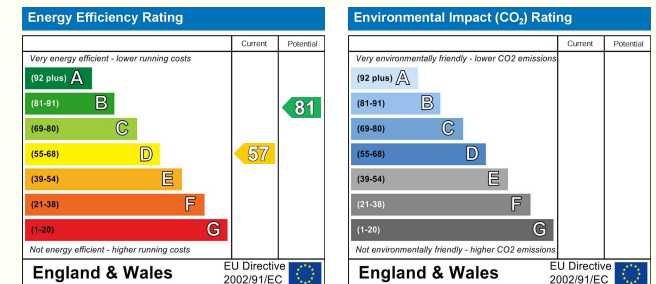
Floor Plans



Location Map



Energy Performance Graph



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.

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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