



**10. Broomhall Drive**

CW2 5SW

**Asking Price £255,000**



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STEPHENSON BROWNE



We are delighted to offer for sale this immaculately presented detached home which stands behind a neat driveway providing invaluable off road parking leading to the integral garage.

The property built by Wain Homes should ideally suit young professionals, families or indeed anyone wishing to move into a nearly new home having all the benefits of a new build with the added attraction of extras such as curtains/poles, landscaped garden, carpets and all the usual 'snags' completed.

Standing proud within this lovely small development the property demands an early inspection, it comprises of an entrance hall with useful cloakroom off, there is a great size lounge diner located to the rear with double opening doors to the landscaped garden creating a lovely bright room. The fitted kitchen has been well designed with an eye-catching range of units with built in appliances.

On the first floor there is a family bathroom and three bedrooms, the master having an en-suite facility.

Broomhall Drive is located in a prime sought after area just outside the village of Shavington, ideal for access to local schools for all ages whilst being handily placed for all local village amenities including shops for day to day needs.

A truly lovely designed home worthy of an early inspection to fully appreciate what this beautiful home has to offer.





**Entrance Hall**

**Cloakroom**

**Kitchen**

12'5" x 6'11"

**Lounge Diner**

18'11" x 10'11"

**Stairs to First Floor**

**Bedroom One**

11'3" x 10'9"

**En-Suite Shower Room**

**Bedroom Two**

9'3" x 8'7"

**Bedroom Three**

11'3" x 8'2"

**Family Bathroom**

**Integral Garage**

**Externally**

**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?**

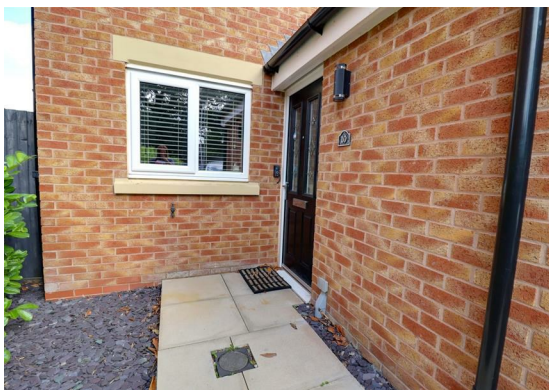
For a FREE valuation please call or e-mail and we will be happy to assist.

**Council Tax**

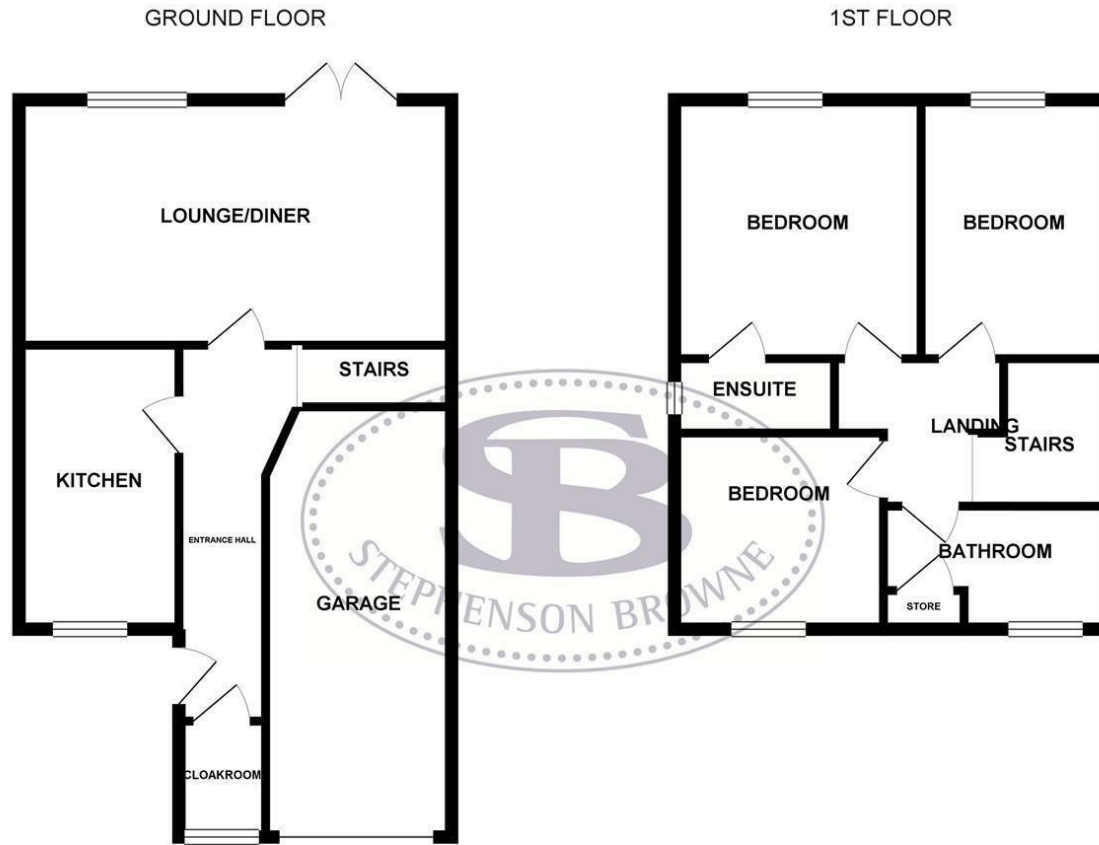
Band D







## 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.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(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 <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 Alsager Office on 01270 883130 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 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

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