



**16 Belgrave Road**

CW2 7NH

**Offers Over £210,000**



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STEPHENSON BROWNE

Stephenson Browne are pleased to take instructions to market this charming semi-detached property on Belgrave Road! This delightful home boasts 3 bedrooms and is brimming with character, showcasing original features throughout. The property's prime location offers the convenience of schools for all ages within walking distance, along with the prestigious Cheshire College South & West nearby.

The kitchen is a focal point of the house, complete with a separate utility space for added convenience. Whether you're a budding chef or simply enjoy cooking for loved ones, this well-equipped kitchen is sure to inspire culinary delights.

Additionally, there are two light and airy reception rooms offering plenty of space for you to relax after a long day. To the first floor, you'll find two spacious double bedrooms, perfect for a growing family or hosting guests.

One of the standout features of this property is the invaluable driveway parking, providing ample space for several vehicles—a rare find in such a desirable location.

Don't miss the opportunity to make this charming property your new home, where modern amenities blend seamlessly with timeless character, creating a warm and inviting atmosphere for you to enjoy for years to come.

### Entrance Hall

**Living Room**  
11'9" x 11'1" (3.6m x 3.4m)





**Dining Room**  
10'9" x 13'9" (3.3m x 4.2m)

**Kitchen**  
6'6" x 10'5" (2m x 3.2m)

**Utility Room**  
6'6" x 7'2" (2m x 2.2m)

**Stairs to First Floor**



**Landing**

**Master Bedroom**  
10'9" x 13'9" (3.3m x 4.2m)

**Bedroom Two**  
10'9" x 11'1" (3.3m x 3.4m)

**Bedroom Three**  
6'6" x 7'6" (2m x 2.3m)

**Bathroom**



**Externally**

Rear garden with patio and lawn. Detached single garage accessible from garden. Driveway parking for several vehicles. Front garden space with lawn.

**Council Tax**  
Band C.

**Tenure**

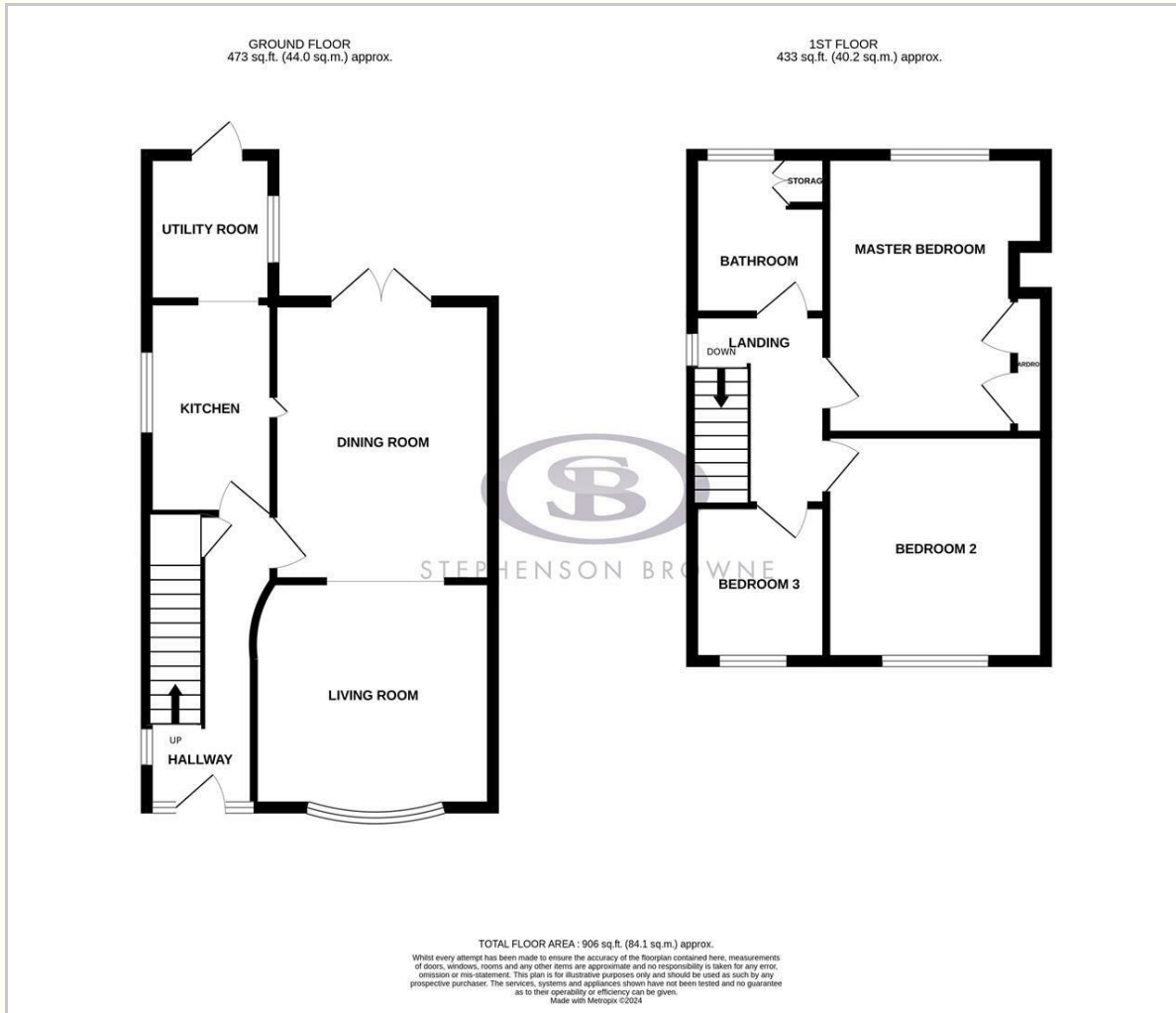
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

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



## Floor Plan



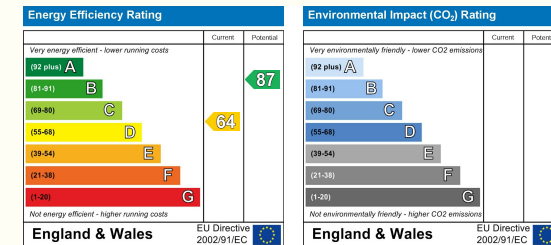
## Viewing

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

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