



9 Spencer Close
CW2 8DT
Offers Over £230,000



STEPHENSON BROWNE

Stephenson Browne delight in having the opportunity of offering for sale this beautiful home with no buying chain involved.

Standing proud within a small cul-de-sac of similar style homes within the much sought after residential area of Wistaston known as the 'Poets Estate', this property has lovely landscaped gardens to the front and rear with off road parking to the side leading to the garage, a home suitable for all age groups and an early viewing is highly recommended.

To the rear the lovely garden is enclosed and forms a great backdrop to this home, a wonderful area allowing you to relax and spend time with family and friends throughout the summer months perhaps whilst having a bar-be-que or just relaxing after a long day.

The property has gas central heating, double glazing has been well planned to provide a welcoming reception, there is a great size lounge with feature fire surround and fire as fitted. The lovely kitchen diner has a range of fitted units and is a great size extending with width of the property boasting French doors which open onto the garden.

On the first floor there are three bedrooms, two double and a single making this a home suitable for all age groups whether you utilize all the bedrooms create alternative use for example a study or hobby room, the choice is yours. The accommodation is completed by the modern shower room.

Located within a highly sought after location with local shops for day to day needs and highly regarded schools for all ages within the vicinity. There are also several lovely walks located nearby should you wish to enjoy a leisurely stroll during the summer evenings

Entrance

Double glazed entrance door. Stairs leading to the first floor.

Lounge

Great size room, bright and airy, open plan to the dining area.





Kitchen Diner

Wonderful size providing an excellent entertaining room. French doors opening onto the garden bringing the outside in, ideal for when socialising with friends and family throughout the summer months.

Stairs to First Floor

Landing giving access to all three bedrooms and the shower room.

Bedroom One

Located to the front of the property, range of built in wardrobes.

Bedroom Two

Located to the rear, a good size double room.

Bedroom Three

Located to the front.

Shower Room

Comprising a modern suite with complementary tiling.

Externally

The property stands within a good size plot with gardens to the front and rear. Invaluable off road parking leading to the garage.

Garage

Double Opening Doors.

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?

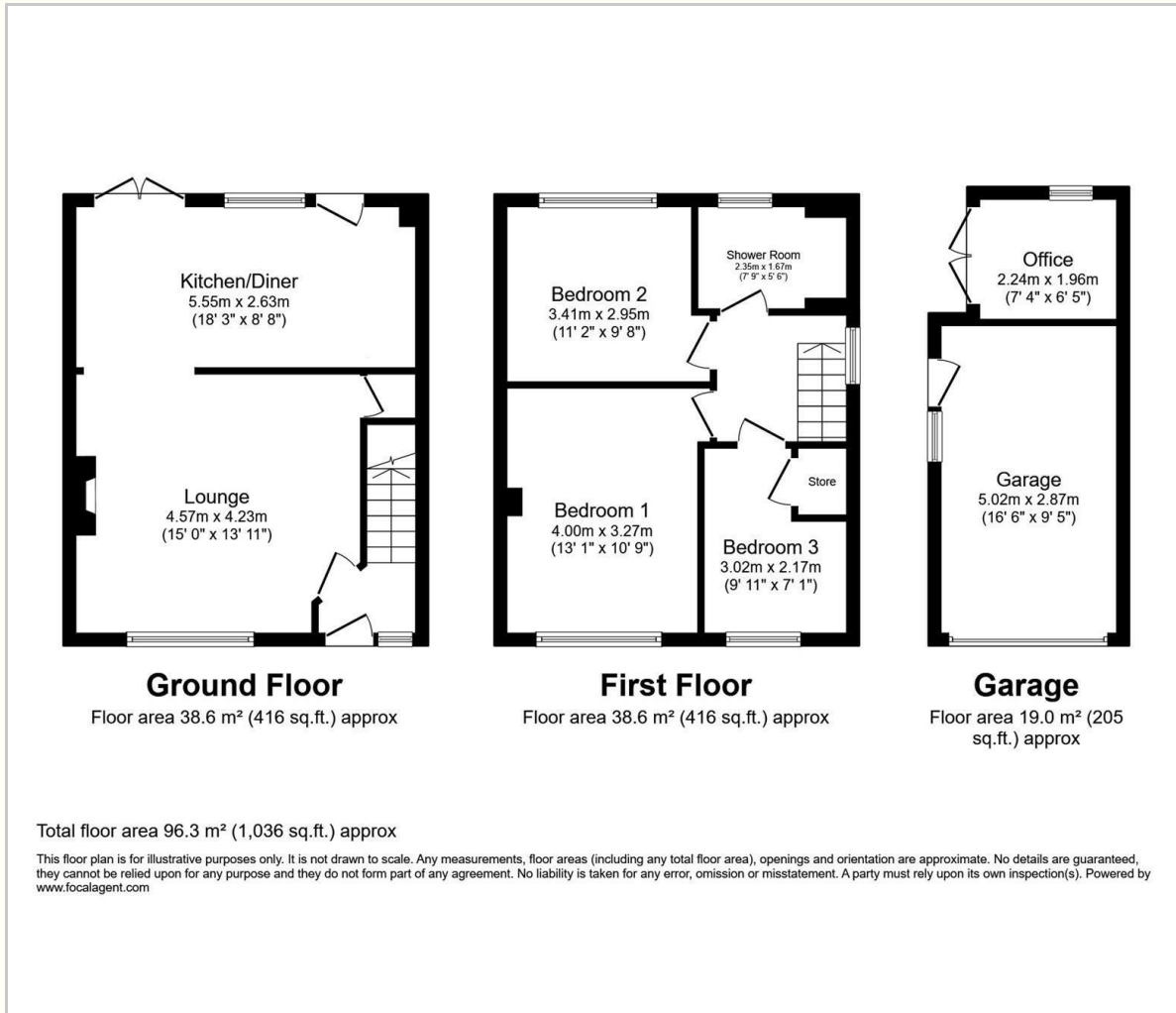
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band C



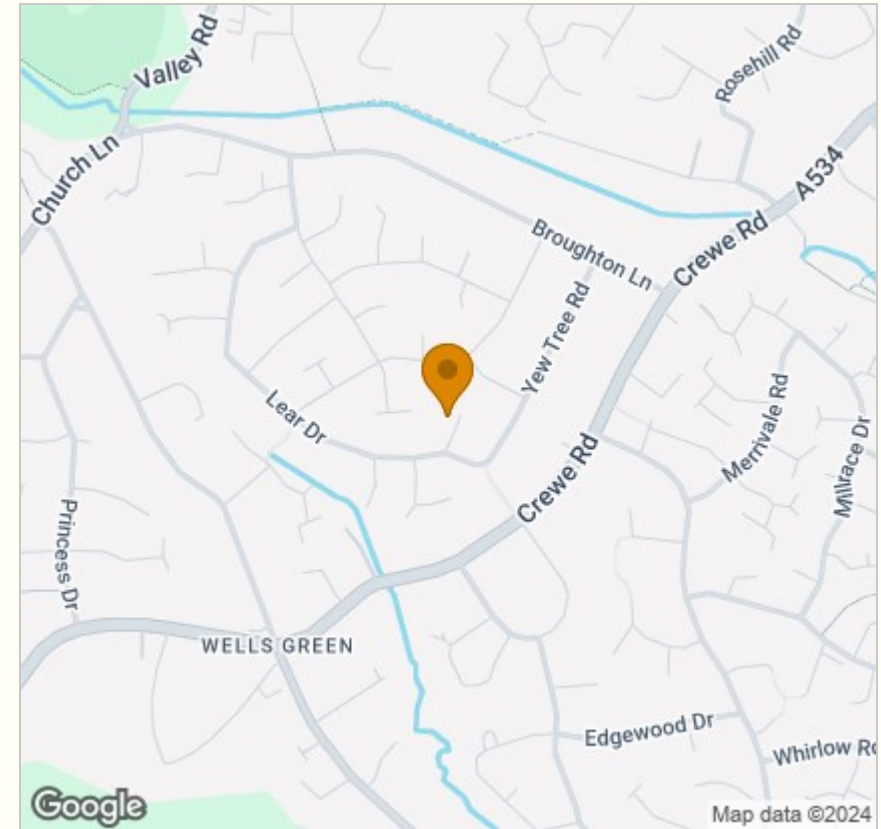
Floor Plan



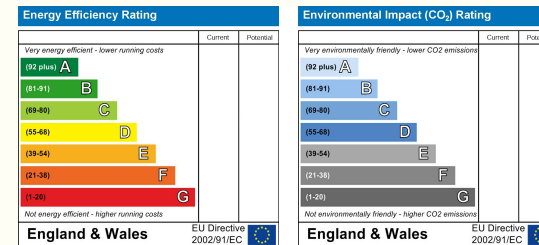
Viewing

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