



44 Richard Darroch Way

CW1 3FA

Asking Price £250,000



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STEPHENSON BROWNE



44 Richard Darroch Way

- Modern Detached Property
- En-Suite
- Laundry
- Integral Garage
- Gas Central Heating
- Three Bedrooms
- Spacious Kitchen
- Enclosed Garden
- Double Glazing
- Freehold

Stephenson Browne are pleased to present this modern detached property with THREE DOUBLE BEDROOMS situated in a convenient location.

The accommodation briefly comprises of a welcoming entrance hall, a lounge with dual aspect window including a box bay window, useful downstairs W.C and the spacious kitchen diner is well equipped and flooded with light from the velux windows and patio doors overlooking the rear garden. There is also a utility cupboard in the kitchen providing a fantastic space for your washing machine and tumble dryer.

To the first floor, there are three double bedrooms. The principal having fitted wardrobes and en-suite. The family bathroom completes the accommodation. Externally, the property is tucked away in a quiet cul de sac and accessed via a private road and has ample off road parking.

To the rear, there is a generous size garden which is fully enclosed and has a patio area for sitting out and enjoying the warmer months. To one side of the property there is space enough for a garden shed or additional storage and a personal door to the integral garage. A well proportioned home and one to view!



Entrance Hall

Lounge 14'9" x 10'4" (4.50 x 3.16)

W.C/Cloakroom

Kitchen Diner 17'4" x 11'1" (5.30 x 3.39)

Stairs to First Floor

Bedroom One
15'7" x 10'4" x 9'4" (max) (4.76 x 3.15 x 2.85 (max))

En-Suite

Bedroom Two 10'5" x 9'10" (3.18 x 3.01)

Bedroom Three 9'11" x 8'2" (3.03 x 2.50)

Bathroom





Externally

Externally, the property is tucked away in the head of a cul de sac via a private road and has ample off road parking. To the rear, there is a generous size garden which is fully enclosed and has a patio area for sitting out and enjoying the warmer months. To one side of the property there is space enough for a garden shed or additional storage and a personal door to the integral garage.

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?

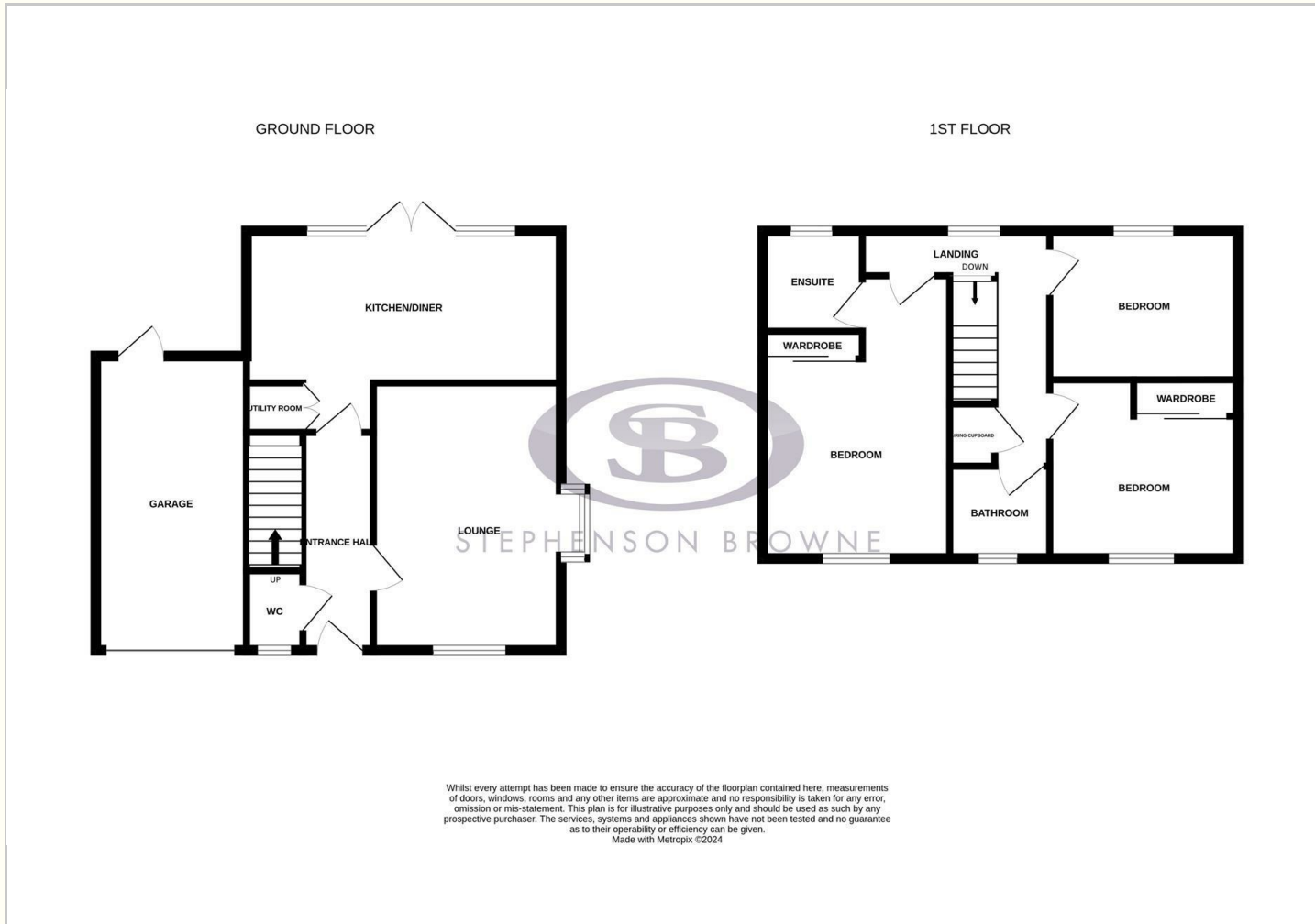
For a FREE valuation please call or e-mail and we will be happy to assist.

Directions

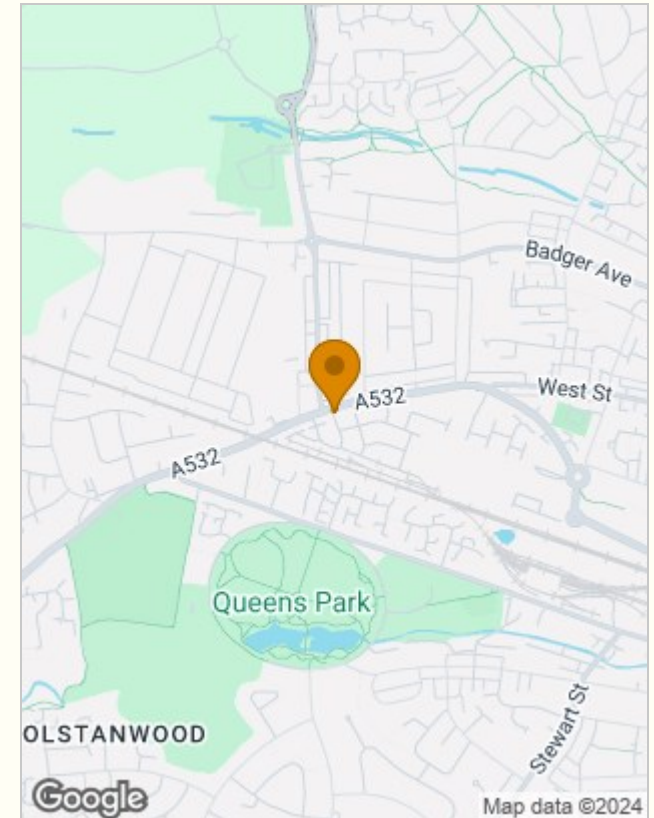




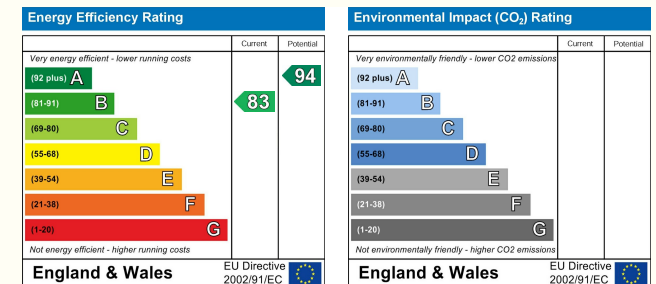
Floor Plans



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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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