



**17 Audley Street**

CW1 4BT

**£135,000**



STEPHENSON BROWNE



Stephenson Browne are thrilled to offer for sale this delightful property on Audley Street. This charming three bedroom mid terrace property offers a perfect blend of comfort and convenience. Ideal for a variety of buyers, this home is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can easily be adapted to suit your lifestyle, whether you envision a cosy family lounge or a stylish dining room. The well maintained interiors create a welcoming environment, making it easy to move in and start enjoying your new home.

One of the standout features of this property is its prime location. Situated within walking distance to Crewe Town Centre and the Grand Junction Retail Park, you will have easy access to a range of shops, restaurants, and local amenities. This makes it an excellent choice for those who appreciate the convenience of urban living while still enjoying the comfort of a residential neighbourhood.

With three bedrooms, this home provides ample space for families or those looking to create a home office or guest room. The single bathroom is well appointed, catering to the needs of modern living.

This is a fantastic opportunity for buyers seeking a well-located and well-presented home in Crewe. Call us today for more information!

### Entrance Hall







### **Dining Room**

11'4" x 9'3" (3.46m x 2.84m)

### **Living Room**

11'9" x 11'1" (3.6m x 3.39m)

### **Kitchen/Breakfast Room**

13'10" x 6'9" (4.24m x 2.08m)

### **Bathroom**

6'9" x 6'2" (2.06m x 1.89m)

### **Bedroom One**

12'0" x 12'4" (3.66m x 3.76m)

### **Bedroom Two**

11'3" x 12'4" (3.45m x 3.76m)

### **Bedroom Three**

8'3" x 6'10" (2.54m x 2.09m)



### **Loft**

The loft is accessible from bedroom 2 and has been full boarded

### **Council Tax**

Band A.

### **Tenure**

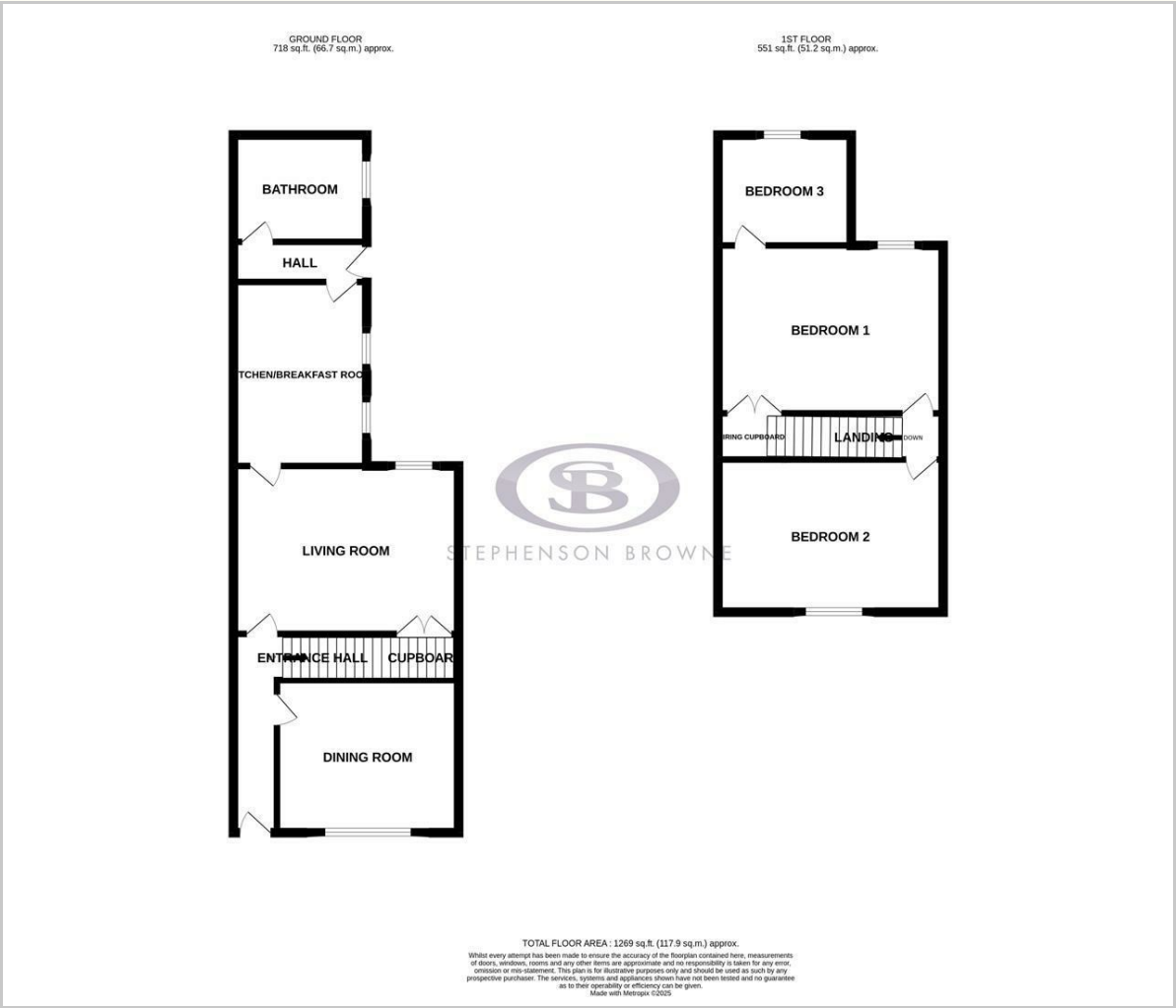
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

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



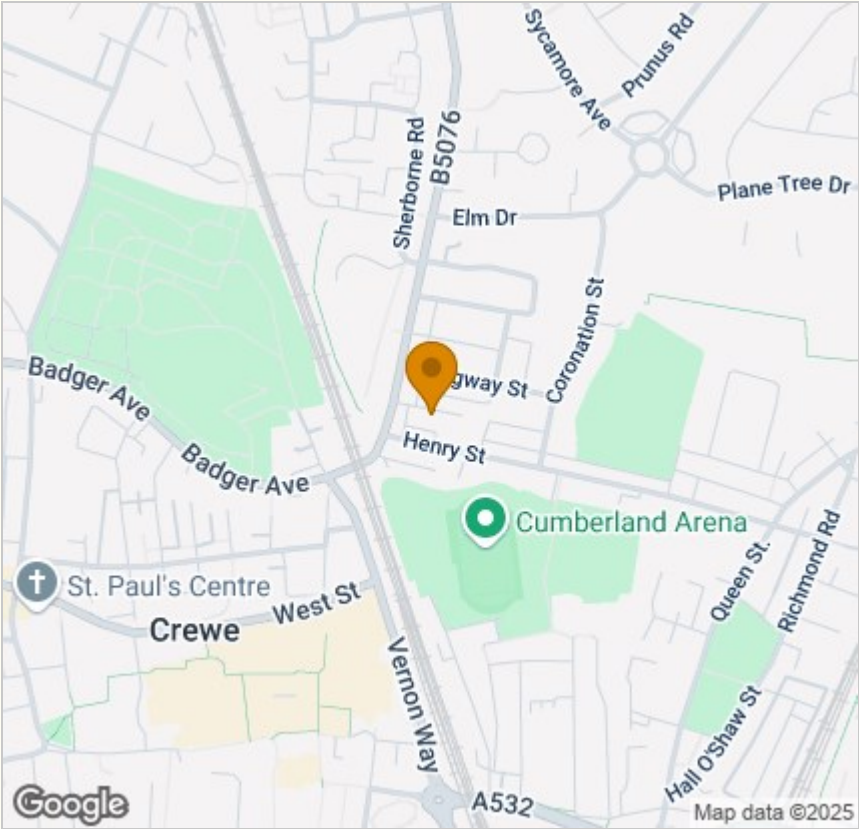
Floor Plan



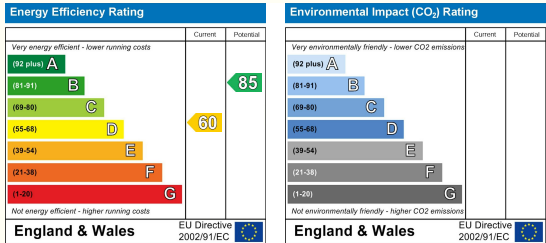
Viewing

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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