



**12 Mary Street**

CW1 4AJ

**Asking Price £130,000**



STEPHENSON BROWNE



# 12 Mary Street

- Chain Free
- New Kitchen and Bathroom
- Two Double Bedrooms
- Driveway Parking
- Viewing Highly Recommended
- Ideal For First Time Buyers And Investors
- Short Walk to Grand Junction Retail Park
- Recently Redecorated & New Carpets
- Council Tax Band: A
- Sure To Impress

Stephenson Browne are thrilled to offer for sale this CHAIN FREE mid terrace property on Mary Street! An ideal opportunity for first time buyers and investors alike, this spacious and modern two bedroom home boasts a welcoming atmosphere, perfect for those looking to settle into a comfortable living space.

Upon entering, you will find a well proportioned reception room that offers a versatile area for relaxation and entertaining. The property features a newly fitted kitchen and bathroom, ensuring that you can enjoy contemporary amenities without the need for immediate renovations. The recent redecoration throughout the home, complemented by new carpets, adds a fresh and inviting touch, making it ready for you to move in.

The two bedrooms provide ample space for rest and privacy, catering to a variety of living arrangements. Additionally, the property benefits from invaluable off road parking, a rare find in terraced homes, especially this close to the town centre.

Conveniently located close to the Grand Junction Retail Park and Crewe Railway Station, this is a rare opportunity for all kinds of buyers. Don't miss out - call us today to book your viewing appointment.



## Hallway

**Living Room** 14'9" x 14'5" (4.5m x 4.4m)

**Kitchen** 8'2" x 9'10" (2.5m x 3m)

## Stairs to First Floor

**Bedroom One** 14'9" x 9'10" (4.5m x 3m)

**Bedroom Two** 8'2" x 12'1" (2.5m x 3.7m)

**Bathroom** 5'10" x 5'10" (1.8m x 1.8m)

## Externally

Low maintenance rear garden space with patio. At the front there is a paved driveway with a lawn adjacent.

## 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.

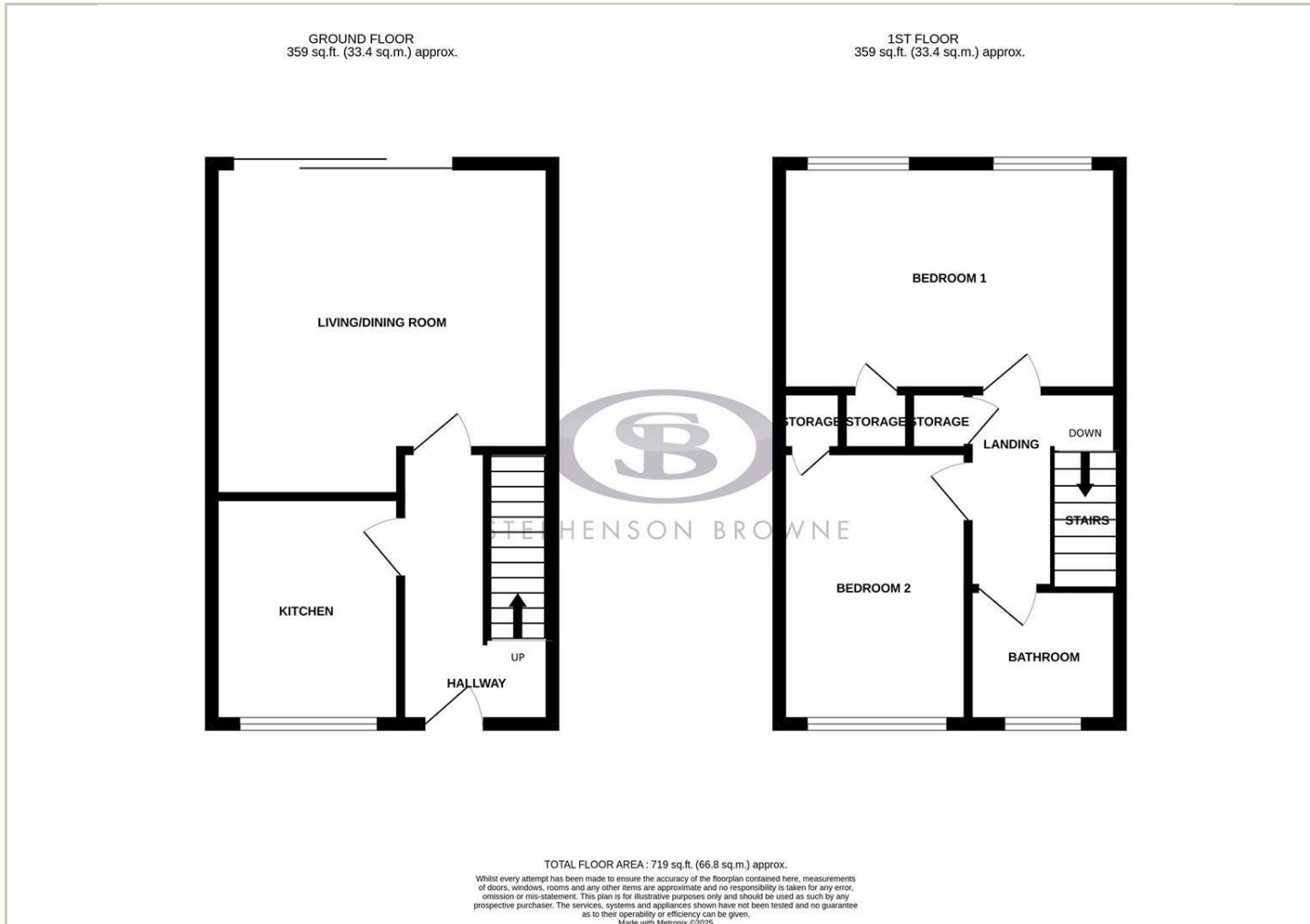
### Directions

From the agents office, turn right up Nantwich Road (A534) in the direction of Crewe Railway Station for 0.6 miles. As you approach the roundabout past Crewe Railway Station, take the 2nd exit, Macon Way (A532). Continue driving until you reach the next roundabout at the other end of Macon Way. Take the 1st exit on this roundabout going left, over the Manchester Bridge continuing on the A532. At the next roundabout, take the 3rd exit heading down Queen Street. Mary Street is the 3rd left off Queen Street, no12 can be found on the right hand side past the children's soft play centre.

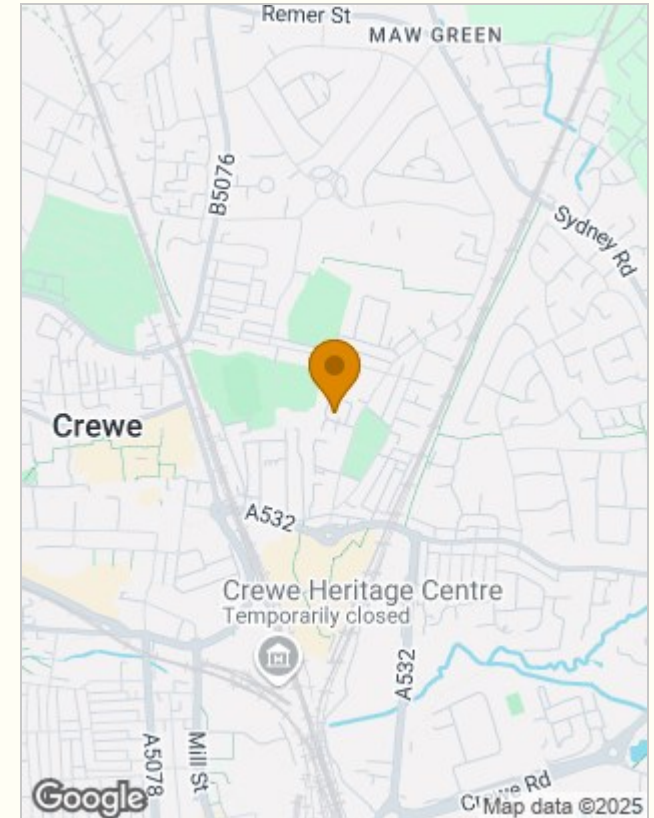




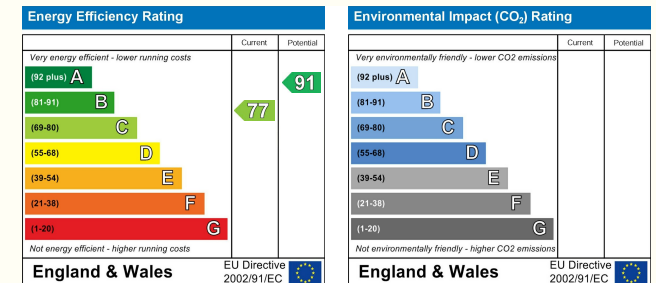
## Floor Plans



## 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

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