



**93 Wistaston Road**

CW2 7RB

**£105,000**



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STEPHENSON BROWNE





£105,000

# 93 Wistaston Road

- Suitable For Home Owners And Investors Alike
- Offered For Sale With No Onward Chain
- Two Spacious Reception Rooms
- Boiler Less Than 1yr Old
- Environment Positive Input Ventilation System Still Under Warranty
- Two Double Bedrooms
- Council Tax Band: A
- Contemporary Fitted Kitchen
- Close To Local Amenities
- Call Us Today For More Information

Stephenson Browne are pleased to offer for sale this delightful property on Wistaston Road! This presents an excellent opportunity for a variety of buyers. With two spacious double bedrooms, this property is perfect for couples, small families, or even those looking to downsize without compromising on comfort.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The contemporary kitchen is a standout feature, designed to meet the needs of modern living while providing a stylish and functional space for culinary pursuits.

The low maintenance rear garden is an added bonus, providing a private outdoor area that is perfect for enjoying the fresh air without the burden of extensive upkeep. This space is ideal for summer barbecues or simply unwinding after a long day.

Conveniently located close to local amenities, this property ensures that you are never far from essential services, shops, and recreational facilities. Whether you are a first-time buyer or looking for a sound investment, this house on Wistaston Road is sure to impress. Call us today to secure your viewing appointment.



**Lounge/Sitting Room** 11'5" x 10'4" (3.48m x 3.15m)

**Cellar**

**Dining Room**  
10'5" x 10'2" excluding walk in recess (3.20m x 3.10m  
excluding walk in recess)

**Kitchen** 11'5" x 4'3" (3.48m x 1.30m)

**Inner Porch**

**Ground Floor Bathroom** 7'3" x 3'8" (2.21m x 1.12m)

**Stairs to First Floor**

**Bedroom One** 11'3" x 10'5" (3.45m x 3.18m)

**Bedroom Two** 10'2" x 10'2" (3.12m x 3.10m)

**Externally**  
Low maintenance rear courtyard.





**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 left down Ruskin Road. Head north up Ruskin Road until you reach Alton Street. Turn left then immediately right on to Flag Lane. Turn right at the traffic lights on to Wistaston Road. The property is about 100yds down the road on the left hand side before you reach the commercial precinct.

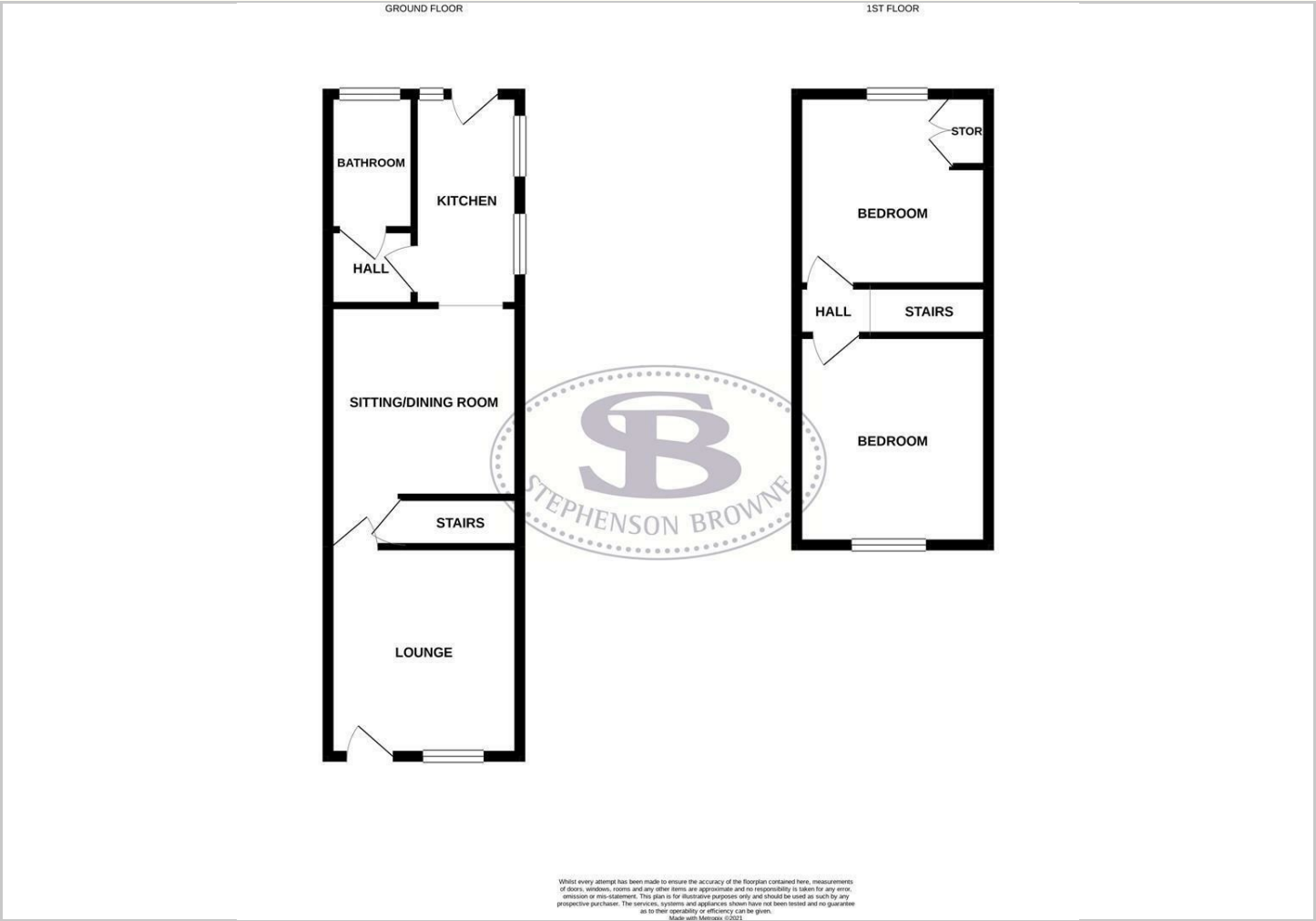








Floor Plans



Viewing

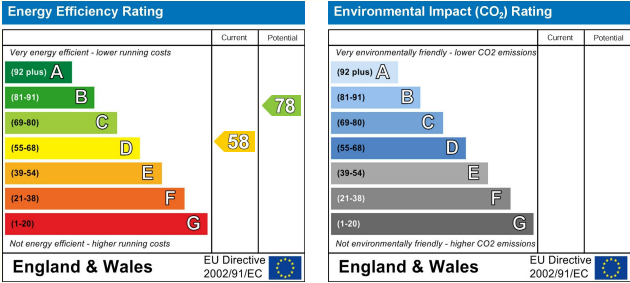
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph



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