



**27 Manor Way**

CW2 6JY

**Asking Price £205,000**



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STEPHENSON BROWNE





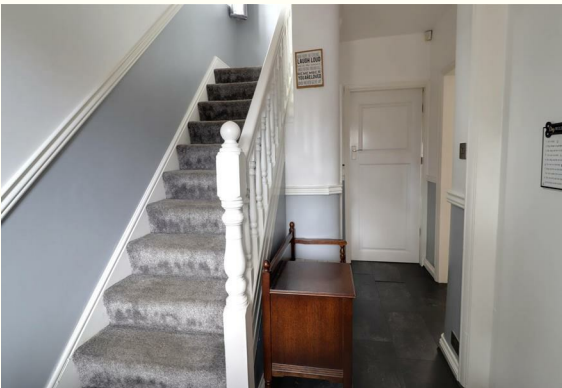
Welcome to this lovely beautifully presented home located within a sought after and popular area, a charming location that could be the perfect setting ideally positioned for access to all local amenities to include shops for day to day needs, highly regarded schools and of course the mainline railway station which is a short walk away making this a very desirable area to live.

This delightful semi detached house greets you with a welcoming arched porch and spacious entrance all with staircase off, the property boasts three reception rooms all connected forming a wonderful open plan entertaining space all alternatively three separate cosy receptions whichever you prefer. A lovely versatile home offering ample space for entertaining guests or simply relaxing with your loved ones. There is also an eye catching fitted kitchen with built in oven, hob and breakfast bar, there are also French doors which open onto the rear garden which is enclosed enjoying a high degree of privacy ideal for sitting out during the summer months or 'al fresco' dining with family and friends.

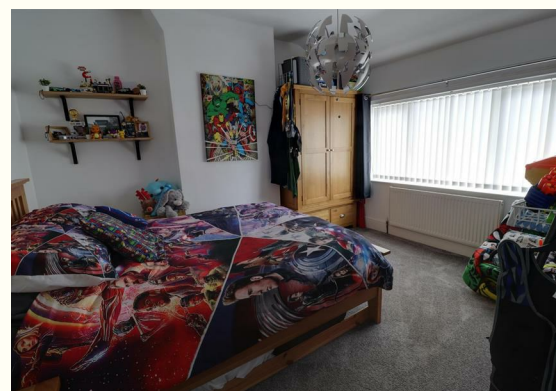
With three bedrooms on the first floor, there's plenty of room for a growing family or for those who enjoy having a home office or guest room, the accommodation is completed by the modern family bathroom.

Whether you're looking to host cosy gatherings in the reception rooms or enjoy some quiet time in one of the bedrooms, this property offers versatility to suit your lifestyle, it also has a garage, ample off road parking, gas central heating, double glazing with exception to the understairs store and lovely original doors throughout.

Don't miss the opportunity to make Manor Way your new address and create lasting memories in this lovely property you will be delighted to call home!







## Entrance Porch

## Entrance Hall

## Sitting/Dining Room

11'10" x 10'3" (3.632m x 3.133m)

## Lounge

13'3" x 10'9" (4.050m x 3.291m)

## Conservatory

9'5" x 9'3" (2.893m x 2.827m)

## Fitted Kitchen

14'11" x 7'1" maximum (4.547m x 2.164m maximum)

## Stairs to First Floor

## Bedroom One

11'11" x 11'0" (3.655m x 3.367m)

## Bedroom Two

3.655m x 3.367m

## Bedroom Three

8'7" x 7'3" (2.625m x 2.232m)

## Bathroom

## Gardens to Front & Rear

## Ample Off Road Parking

## 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.

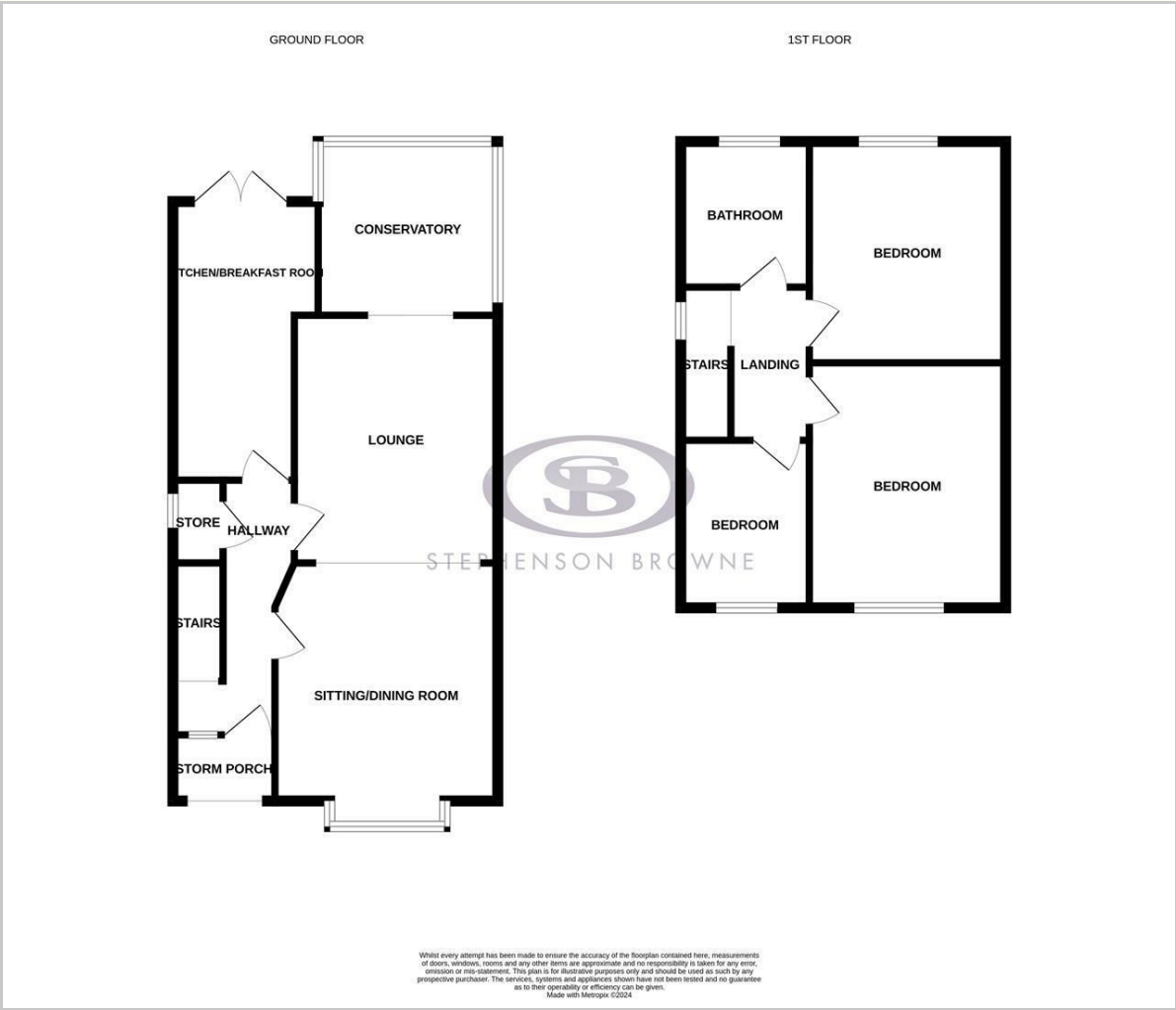
## Council Tax

Band B





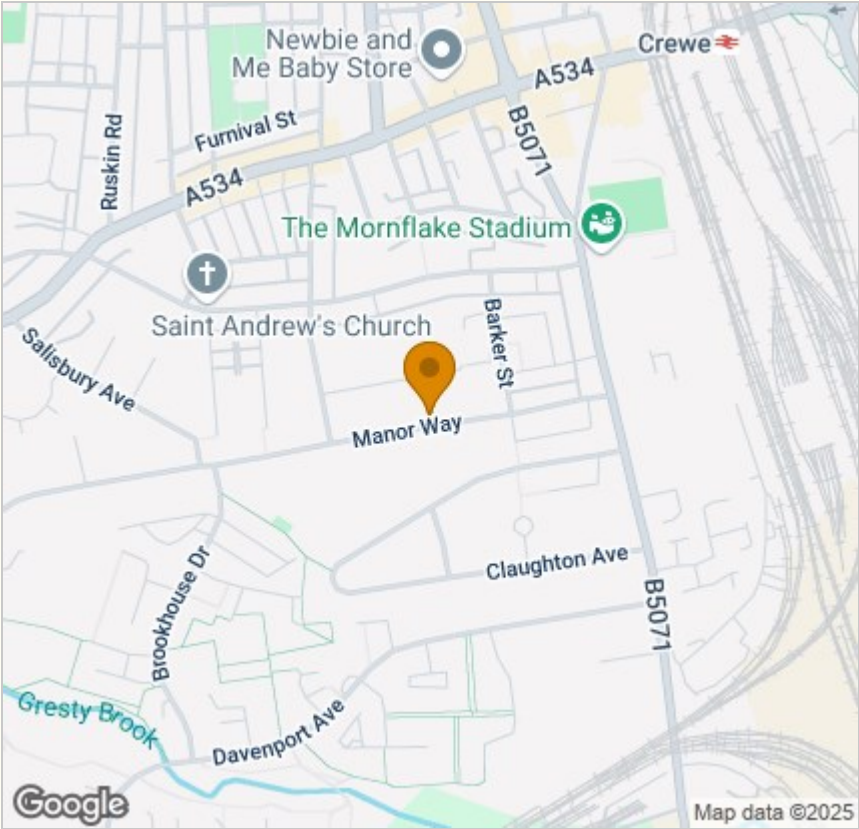
Floor Plan



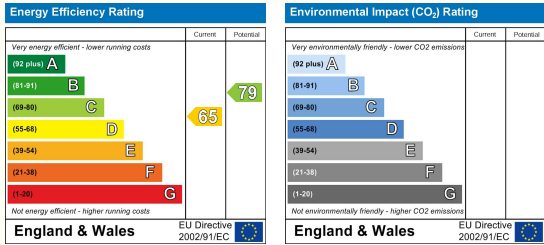
Viewing

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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