



**14 Birchall Walk**

CW2 6LJ

**Asking Price £100,000**



2



1



1



STEPHENSON BROWNE



# 14 Birchall Walk

- Two Bedrooms
- Council Tax Band A
- Close To Local Amenities
- Viewing Recommended
- Low Maintenance Rear Garden
- No Onward Chain
- Convenient Location
- Investment Opportunity

Stephenson Browne are pleased to present this charming two bedroom mid terrace house. Offering an excellent investment opportunity, the property boasts a well proportioned reception room, perfect for both relaxation and entertaining. The two bedrooms offer comfortable living spaces, ideal for small families or professionals seeking a cosy home.

The bathroom is conveniently located, ensuring ease of access for all residents. The property has a low maintenance rear garden, offering the potential of a delightful outdoor space without the burden of extensive upkeep. This garden will be perfect for enjoying sunny afternoons or hosting small gatherings.

Situated in a convenient location, the house is close to local amenities, making daily errands and leisure activities easily accessible. The absence of a buying chain further enhances the appeal, allowing for a smoother transition.

Given its attractive features and prime location, this property is highly recommended for viewing. Whether you are looking to invest or seeking a new place to call home, this mid terrace house on Birchall Walk is a fantastic choice. Don't miss the opportunity to explore this delightful property.



Porch	
Entrance Hall	
Lounge	12'11" x 12'6" (max) (3.962 x 3.816 (max))
Kitchen	10'6" x 9'11" (3.205 x 3.046)
Hall	
Store	5'1" x 5'11" (1.565 x 1.809)
WC	5'4" x 2'5" (1.631 x 0.753)
Stairs To First Floor	
Bedroom One	14'7" x 10'5" (max) (4.465 x 3.190 (max))
Airing Cupboard	
Bedroom Two	10'6" x 9'7" (max) (3.207 x 2.927 (max))
Bathroom	6'4" x 5'6" (1.941 x 1.688)
Landing	



### Externally

The property has a lawned front garden with footpath to the front door. To the rear, the property is fully enclosed, having a low maintenance rear garden.

### 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?

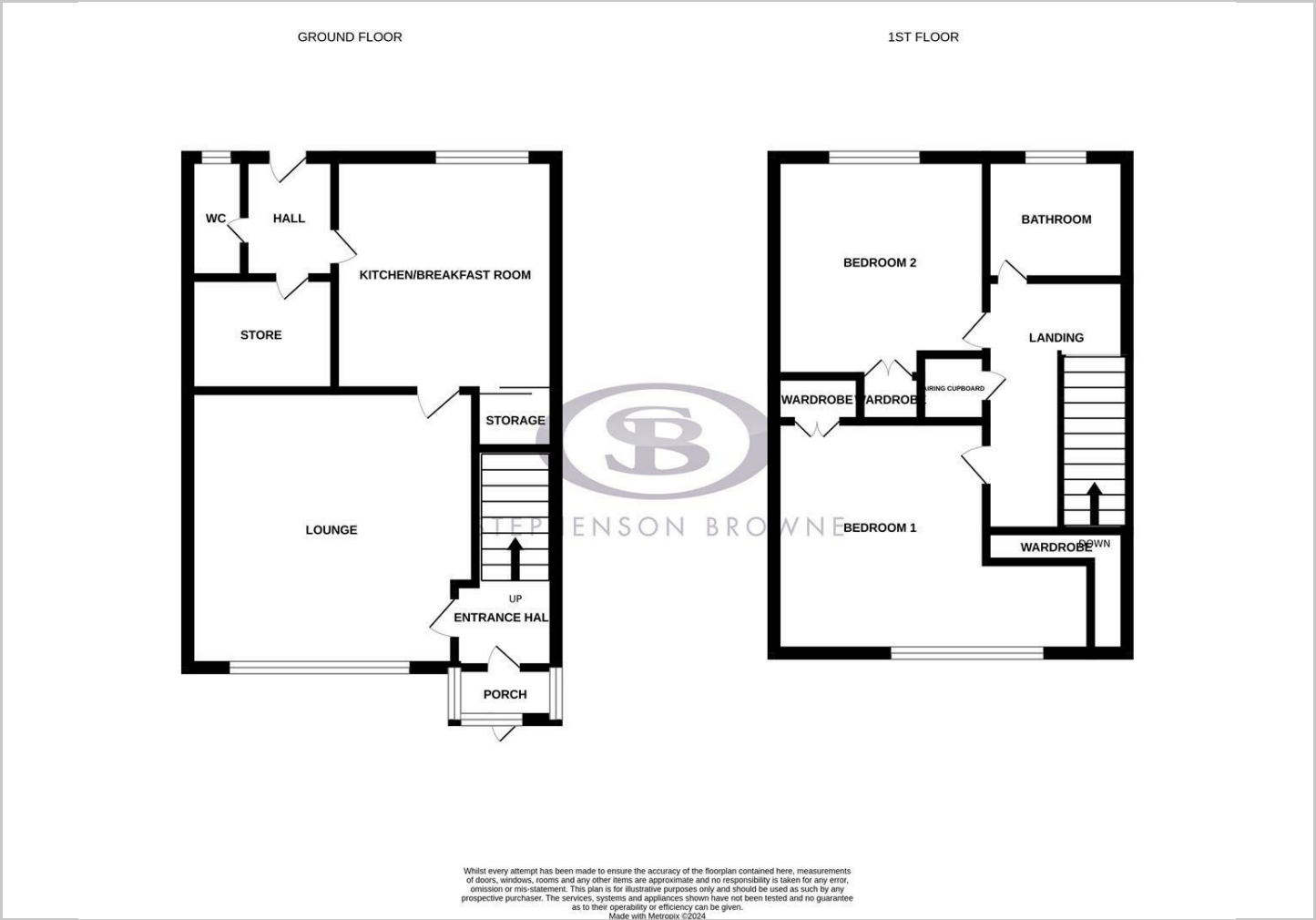
For a FREE valuation please call or e-mail and we will be happy to assist.

### Directions





Floor Plans

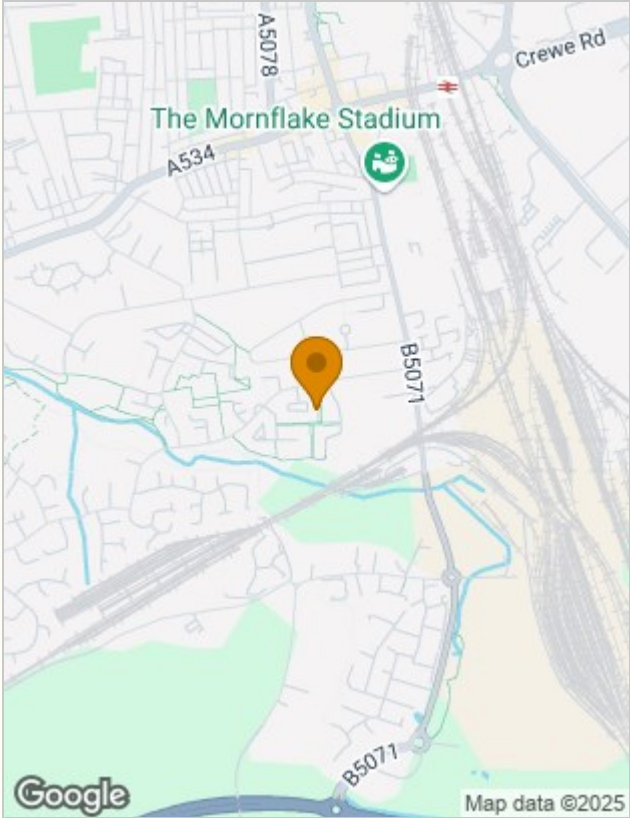


Viewing

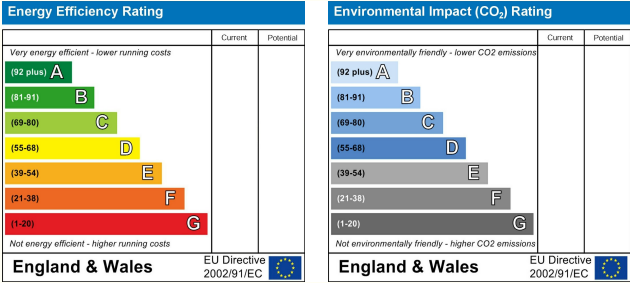
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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