



**61 Remer Street**

CW1 4LU

**Offers Over £185,000**



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STEPHENSON BROWNE



We here at Stephenson Browne are pleased to bring to the market this beautifully presented and well proportioned semi detached house which provides an excellent opportunity for a wide variety of buyers. Boasting three inviting bedrooms, this home offers ample space for comfortable living. The property features two reception rooms, including a spacious lounge/diner that is perfect for entertaining guests, socialising or enjoying family meals.

The lovely fitted kitchen is both practical and functional, providing a delightful space for culinary pursuits. The bathroom is conveniently located, serving the needs of the household with ease. Outside, you will find invaluable off road parking for two vehicles.

The fully enclosed rear garden is a true highlight, offering a private sanctuary for relaxation and outdoor activities. Additionally, a useful outbuilding provides extra storage or could be transformed into a workshop or hobby space, catering to your personal needs.

Situated in a convenient location, this property is close to local amenities and reputable schools, making it an ideal choice for families. With no onward chain, you can move in without delay and start making memories in your new home.

An early viewing is highly recommended to fully appreciate all that this property has to offer. This semi detached house on Remer Street is a wonderful opportunity that should not be missed.





**Entrance Hall**

**Lounge**

20'4" x 10'9"

**Dining Room**

10'9" x 8'4"

**Kitchen**

19'3" x 7'4"

**Stairs to First Floor**

**Bedroom One**

10'10" x 10'0"

**Bedroom Two**

11'0" x 10'0"

**Bedroom Three**

8'7" x 7'6"

**Family Bathroom**

**Externally**

**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





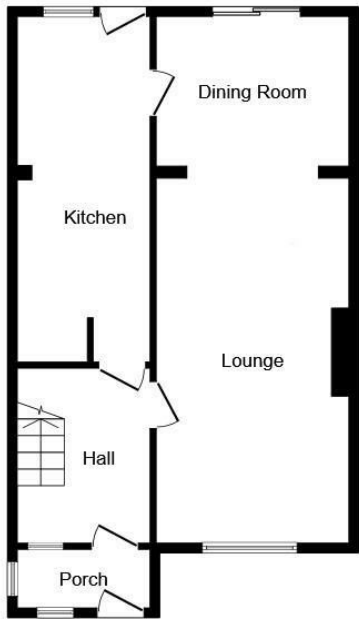
- Beautifully Presented & Sure To Impress
- Mature Semi Detached Property - Sought After Location
- Three Bedrooms - Ideal For A Growing Family
- No Onward Chain
- Well Presented Throughout - Lovely Fitted Kitchen
- Invaluable Off Road Parking
- Good Size Garden - Ideal For Summer Activities
- Close To Highly Regarded Schools
- Well Placed To Local Amenities
- Must Be Viewed!





Floor Plan

Area Map



Ground Floor

Floor area 53.0 sq.m. (571 sq.ft.) approx



First Floor

Floor area 34.3 sq.m. (370 sq.ft.) approx

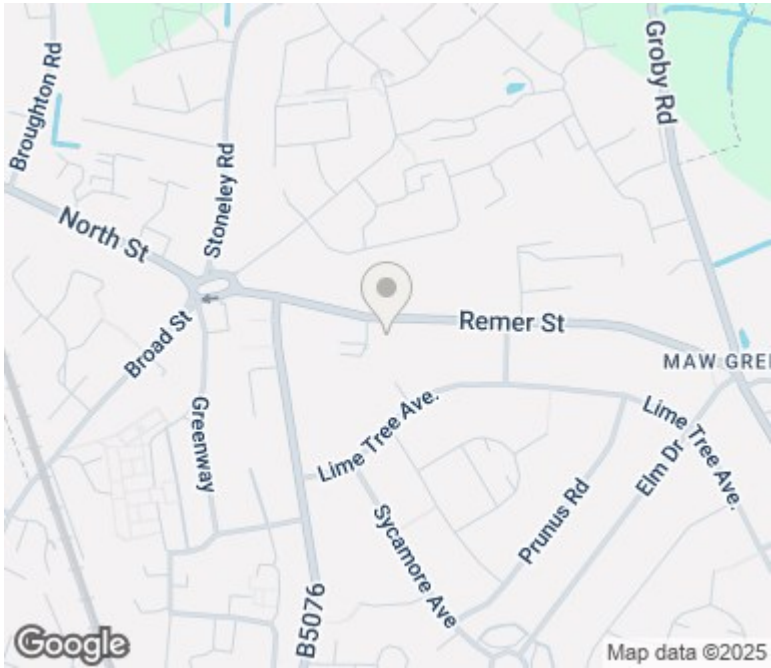


Outbuilding

Floor area 10.4 sq.m. (112 sq.ft.) approx

Total floor area 97.8 sq.m. (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64