



**9 Stamford Avenue**

CW2 7QD

**Offers Over £180,000**



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STEPHENSON BROWNE



Stephenson Browne are extremely proud to present this elegant, bay fronted period property which is sure to delight any discerning purchaser.

Where to start! This stunning home stands within an immaculate walled forecourt garden featuring exquisitely maintained block paving with matching pathway, all contained within wrought iron railed gate and fencing leading to the grand entrance vestibule.

If excellent proportions and period features are on your wish list, this could be your perfect home which is sure to impress.

The hallway provides access to two lovely size reception rooms displaying special touches such as, ornate coving and stylish fire places. There is a lovely fitted kitchen featuring a doorway with glass panels either side, bringing the outside in whilst allowing light to flood in. A useful cloakroom completes the ground floor accommodation.

On the first floor there are three bedrooms, the master having the benefit of the almost floor to ceiling bay window, allowing light to flood through. The first floor accommodation is completed by the well equipped family bathroom. There is gas central heating with a combination boiler and double glazing throughout.

Externally there is a beautiful landscaped low maintenance walled garden with access to the rear garage. With beautiful mature shrub and flower borders, this outside space really is a calm haven to spend time entertaining or indeed, simply relaxing in the summer months.

This wonderful home, in one of the most sought after locations must be seen to fully appreciate all there is on offer, ring us today to secure your viewing.





**Entrance Hall**

**Lounge/Sitting Room**

15'1" x 10'8" into bay

**Sitting/Dining Room**

12'10" x 11'0"

**Cloakroom**

**Fitted Kitchen**

15'9" x 8'8"

**Stairs to First Floor**

**Bedroom One**

15'1" x 13'2" into bay

**Bedroom Two**

12'10" x 8'11"

**Bedroom Three**

8'11" x 6'0" excluding walk in recess

**Bathroom**

**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



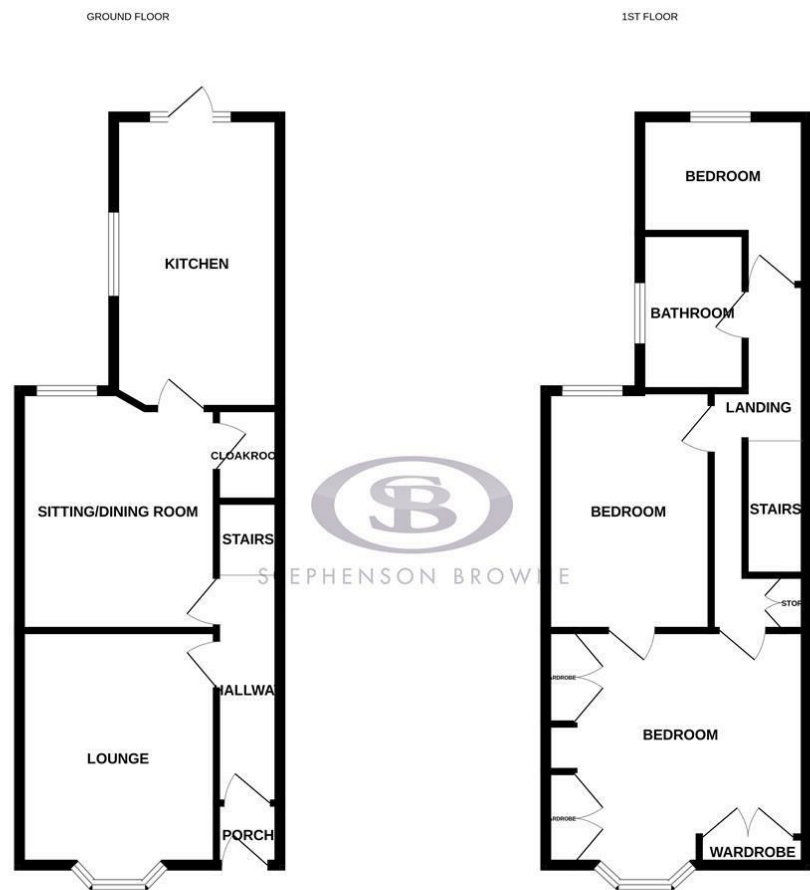


- Impressive Double Fronted Bay Terrace
- Immaculately Presented Throughout
- Enclosed Walled Cottage Style Garden
- Garage To Rear
- Two Receptions
- Good Size Fitted Kitchen Providing Ample Storage
- Three Bedrooms
- Ground Floor Cloakroom & First Floor Family Bathroom
- Prime Sought After Location Close To All Local Amenities
- Early Viewing Highly Recommended





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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