



**151 Valley Road**

CW2 8LJ

**Offers Over £150,000**



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STEPHENSON BROWNE







# 151 Valley Road

- Prime Corner Position
- Two Double Bedrooms
- Storage Heaters
- Gardens To Front Side & Rear
- Suitable For All Age Groups
- Through Lounge Diner
- Kitchen & Shower Room
- Double Glazing
- Sought After Location
- Must be viewed!

This delightful semi detached house presents an excellent opportunity for those wishing to incorporate their own individual ideas and impressions. The property occupies a prime position standing well back from the road with gardens to the front, side and rear.

This property offers great potential with ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout, there is an entrance porch leading to the entrance hall with turning staircase off. The through lounge diner is bright and airy with windows to both the front and rear. The kitchen has a range of units.

On the first floor there are two bedrooms and a shower room. The property has double glazing and storage heaters.

For those with a vehicle, the property features a good size driveway providing invaluable off road parking all adding to the convenience of this lovely home.

Valley Road is a desirable location, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of nearby amenities, including shops, schools, and the highly regarded Queen's park and golf course, making it an ideal choice for families and individuals alike.

This semi-detached house is a wonderful opportunity to create lasting memories in a friendly community. Whether you are looking to buy or rent, this property is sure to impress with its charm and practicality. Do not miss the chance to make this house your home.



Offers Over £150,000



## Entrance Porch

## Entrance Hall

**Lounge** 13'0" x 10'9" (3.979m x 3.295m)

**Dining Room** 8'3" x 7'7" (2.522m x 2.324m)

**Kitchen** 9'10" x 8'3" (3.012m x 2.527m)

## Stairs to First Floor

**Bedroom One** 11'10" x 11'3" (3.610m x 3.443m)

**Bedroom Two** 11'3" x 9'8" (3.443m x 2.970m)

**Shower Room** 6'5" x 5'9" (1.963m x 1.766m)

## Externally

## Brick Built Stores

## 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.





**Council Tax**  
Band A

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

**Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

**Directions**

From the agents office proceed along Nantwich Road in the direction of Nantwich. Take the third right hand turn into Danebank Avenue. Proceed to the T junction turning right into Valley Road. The property is located on the left hand side clearly identified by our 'For Sale' sign.

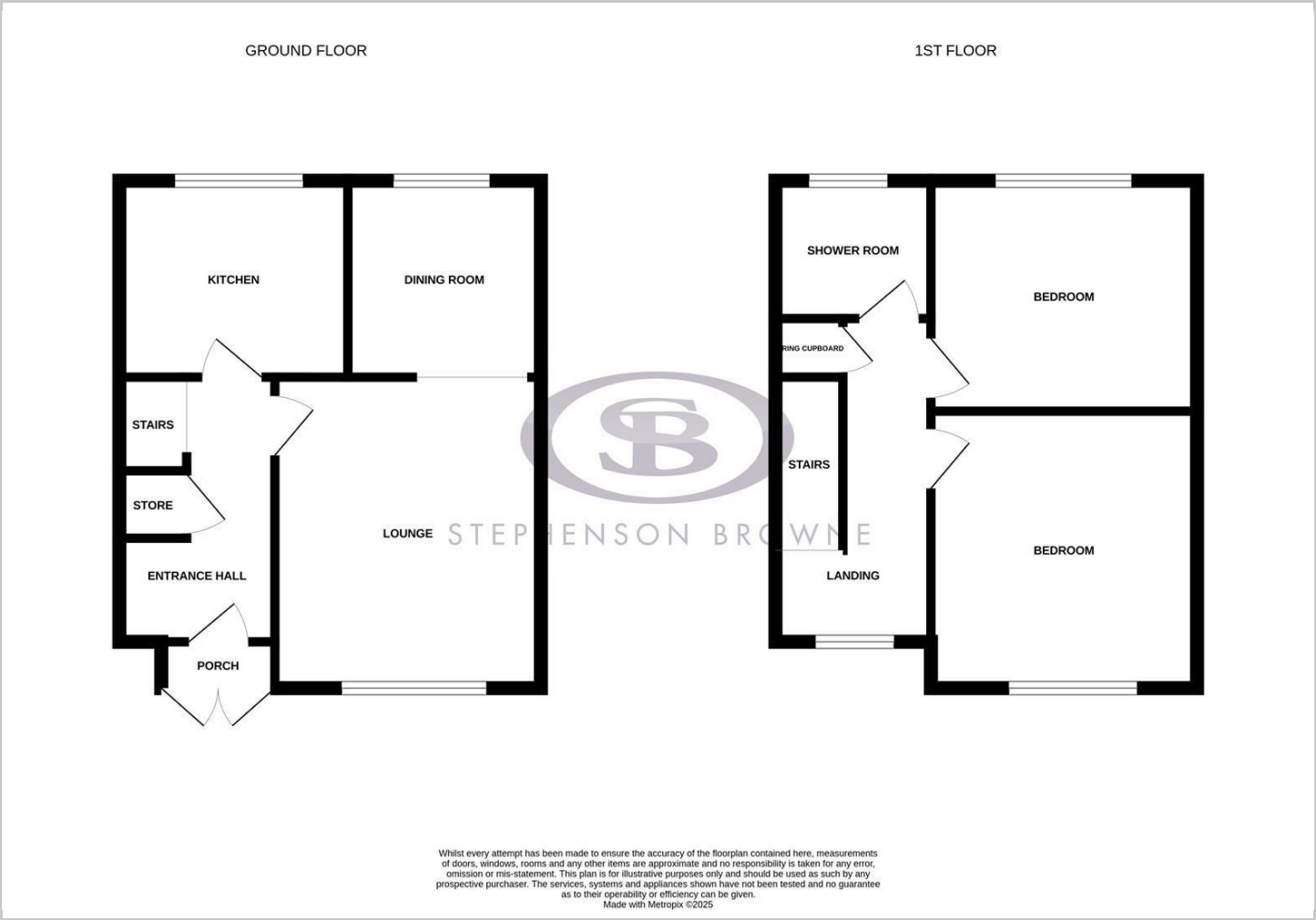








Floor Plans



Viewing

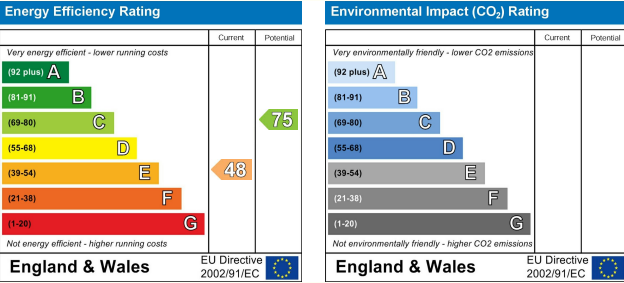
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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