



50 HERBERT STREET, CREWE, CW1 5LZ

£145,000



STEPHENSON BROWNE



Stephenson Browne are delighted to offer for sale this chain free mature semi-detached property on Herbert Street. This is a home that has been looked after over the years and is now in need of some modernisation, presenting a fantastic opportunity for those looking for a project.

The ground floor is comprised of two versatile reception rooms and a galley style kitchen overlooking the rear garden.

To the first floor, the front bedroom is a comfortable double. To the rear there are a further two bedrooms, accessed off one another, in addition to a bathroom.

This fabulous home boasts a well presented and private rear garden space, with a large lawn and space for planting. The detached single garage can be accessed from the rear garden, this offers invaluable off-road parking or storage space.

Herbert Street is an exceptionally quiet no through road situated on the outskirts of Sydney, it provides excellent travel links to Crewe Railway Station and Sandbach, leading to Junction 17 on the M6.

An early inspection is highly recommended. Call us today for more information.

**Living Room**  
12'9" x 10'9" (3.9m x 3.3m)

**Sitting/Dining Room**  
9'10" x 11'9" (3m x 3.6m)

**Kitchen**  
5'10" x 11'9" (1.8m x 3.6m)

**Stairs to First Floor**

**Landing**

**Bedroom One**  
12'9" x 10'9" (3.9m x 3.3m)

**Bedroom**  
6'2" x 9'10" (1.9m x 3m)

**Bedroom**  
5'10" x 11'9" (1.8m x 3.6m)

**Bathroom**  
6'10" x 5'2" (2.1m x 1.6m)







### Externally

Private rear garden with lawn and space for planting. Detached single garage accessed from rear garden or turning left down Rhoden Street. To the front there is a small garden closed off with wooden fencing and access down the side.

### Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

### Council Tax

Band B.

### 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.

### AML Disclosure

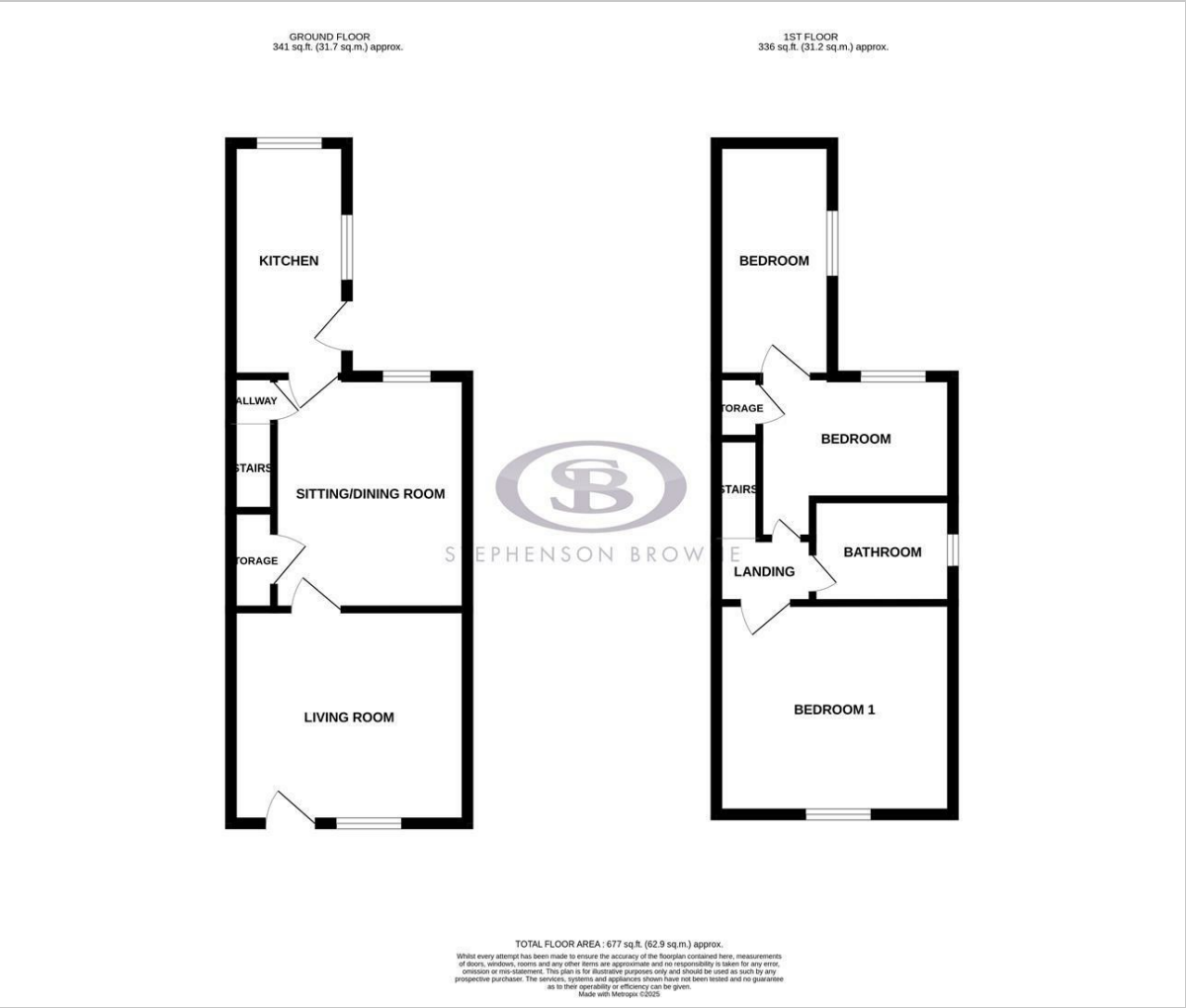
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

Floor Plan

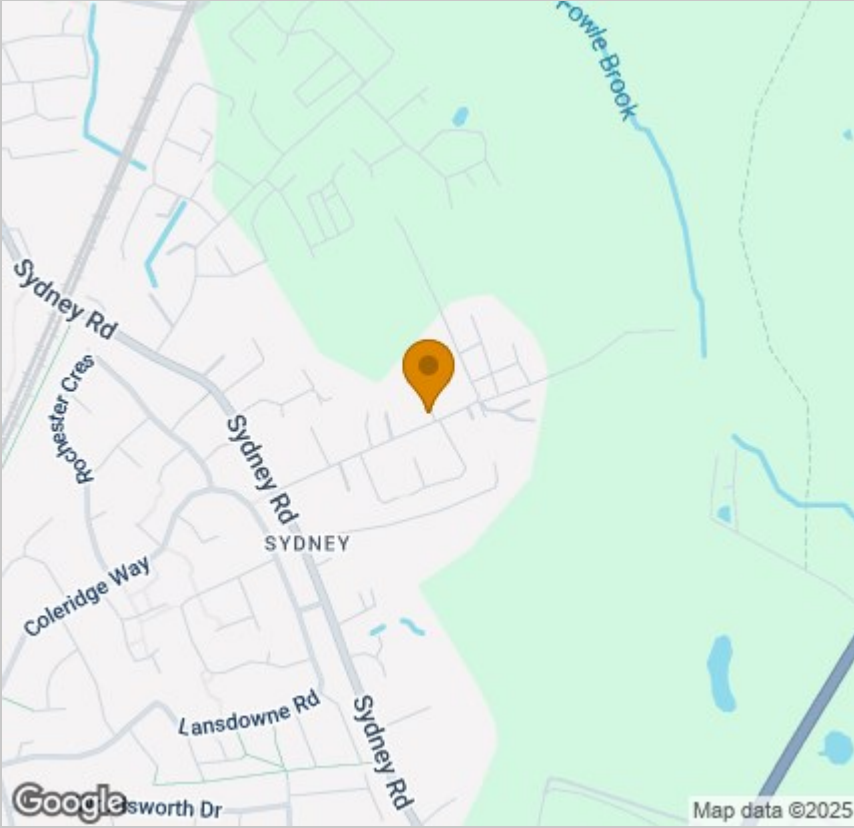


Viewing

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

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

Area Map



Energy Efficiency Certificate

