



40 Pickering Croft Place

CW1 4GR

Offers Over £170,000



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STEPHENSON BROWNE



Stephenson Browne are pleased to present this delightful mid mews property which offers a perfect blend of comfort and convenience. This home provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The living space is particularly appealing, as it overlooks the lovely rear garden.

The well equipped fitted kitchen is designed to meet all your culinary needs, making meal preparation a pleasure. This property boasts two well proportioned bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, ensuring ease of access for all residents.

Externally, the property features off road parking for two vehicles, a valuable asset in today's busy world. The rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Situated within a well regarded development, this home is not only a comfortable retreat but also a fantastic opportunity for those seeking a peaceful yet connected lifestyle. Whether you are a first time buyer or looking to downsize, this property is sure to impress with its thoughtful layout and desirable location. Don't miss the chance to make this charming mews house your new home.

Entrance Hall

Kitchen

9'5" x 5'7" (2.886 x 1.727)

Lounge Diner

12'8" (max) x 11'9" (3.864 (max) x 3.587)

Stairs To First Floor

Bedroom One

12'6" (max) x 8'0" (3.829 (max) x 2.447)

Bedroom Two

12'7" x 6'5" (3.855 x 1.961)

Bathroom





Externally

The property sits nicely back from the road amongst a collection of similar properties and is approached over a private driveway providing off road parking for two vehicles. To the rear, the garden is fully enclosed and mainly laid to lawn with a lovely patio to sit out and enjoy the warmer months.

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

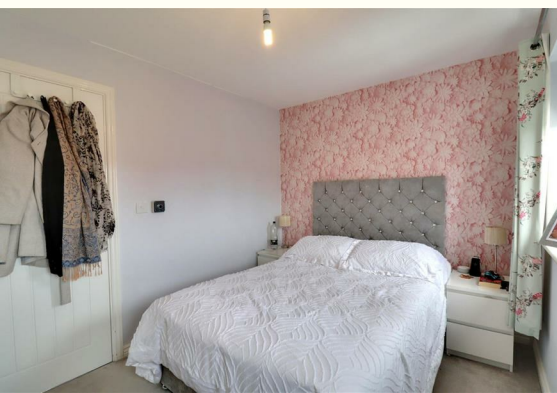
AML Disclosure

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.

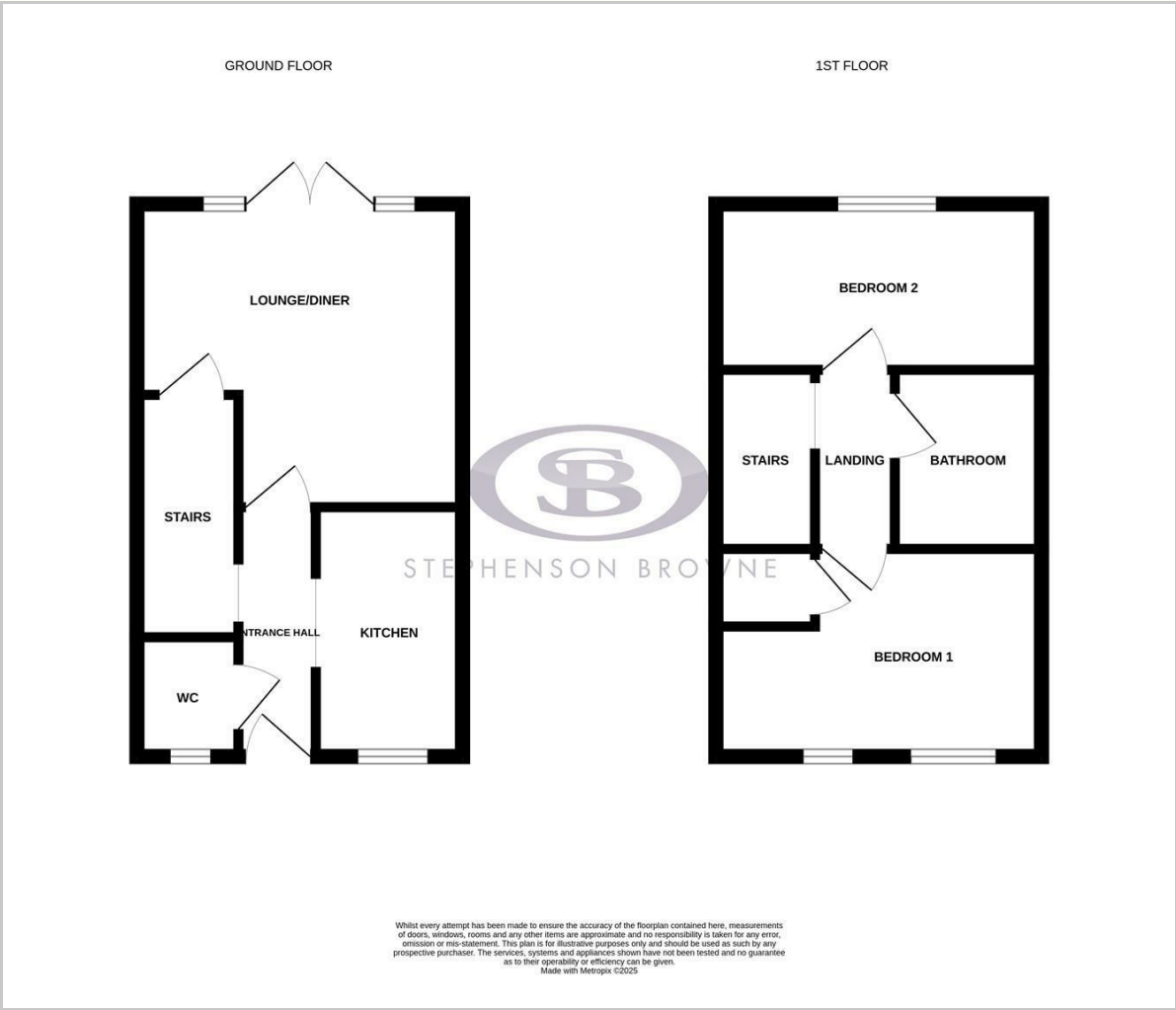
Why choose us?

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.



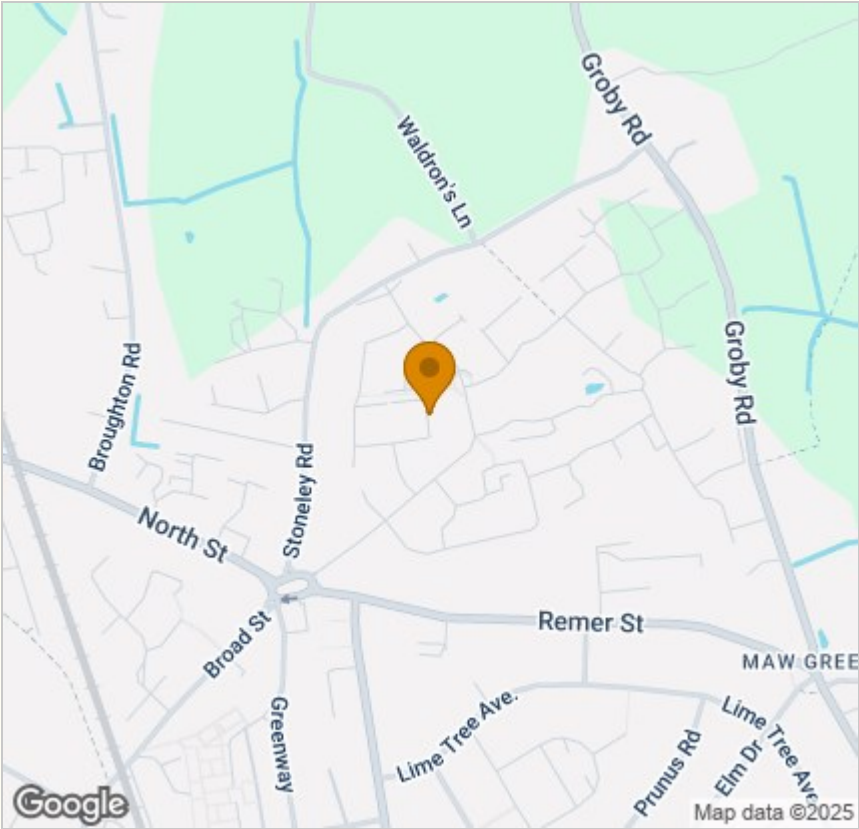
Floor Plan



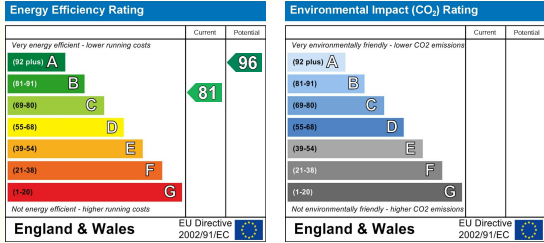
Viewing

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

Area Map



Energy Efficiency Graph



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

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