



**444 Crewe Road**

CW2 6QN

**Auction Guide £300,000**



STEPHENSON BROWNE



FOR SALE via modern method of auction: Starting Bid £300,000 plus reservation fee.

Stephenson Browne are delighted to bring to the market this delightful detached family home set within a highly desirable area, providing a perfect family home, not just four walls and a roof, it is so much more, somewhere to make and cherish precious memories that can last a lifetime!

With fabulous size rooms, large picture windows and a layout that flows from one room to the next, this home with both contemporary and versatile providing ample space for both relaxation and entertaining. There are two large receptions rooms one to the front and one to the rear overlooking the lovely garden. The heart of the home is a spacious fitted kitchen diner, ideal for family meals and gatherings, certainly the hub of the home.

The residence boasts three generously sized bedrooms, each designed to provide a peaceful retreat. With three bathrooms, including en-suite facilities, the home ensures that family life runs smoothly, catering to the needs of all its occupants.

Set on a good sized plot, the property features a beautifully landscaped and enclosed rear garden, perfect for outdoor activities and enjoying the fresh air. The mature garden adds a touch of tranquillity, making it an ideal space for children to play or for hosting summer barbecues.

Parking is a breeze with space for several vehicles, ensuring that you and your guests can come and go with ease. The absence of a buying chain simplifies the purchasing process, making this home an attractive option for prospective buyers.

Located in an established and sought after area, this property is conveniently close to highly regarded schools and local amenities, making it an excellent choice for families. This mature detached home is not just a house it's a home, don't miss the opportunity to make this wonderful property yours, ring us today to secure your viewing.

**Auctioneers comments FTB**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

**Porch**

**Entrance Hall**

**Cloakroom**

**Sitting Room**  
13'1" x 11'2" (4.011m x 3.411m)

**Lounge**  
14'8" x 10'11" (4.473m x 3.341m)







#### **Kitchen Diner**

19'1" x 11'11" maximum (5.833m x 3.641m maximum)

#### **Utility Area & Rear Hall**

#### **Stairs to First Floor**

#### **Bedroom One**

12'0" 11'3" (3.668m x 3.438m)

#### **En-Suite Shower Room**

#### **Inner Corridor**

Giving access to en-suite and bedroom one.

#### **Bedroom Two**

11'3" x 10'11" (3.432m x 3.348m)

#### **Bedroom Three**

11'0" x 10'8" (3.364m x 3.262m)

#### **Family Bathroom**

10'0" x 5'10" (3.052m x 1.789m)

#### **Externally**

The property stands within lovely size gardens, the rear of which is enclosed and landscaped. To the front there is an abundance of off road parking with gates to the side for additional security.

#### **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 E

#### **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.

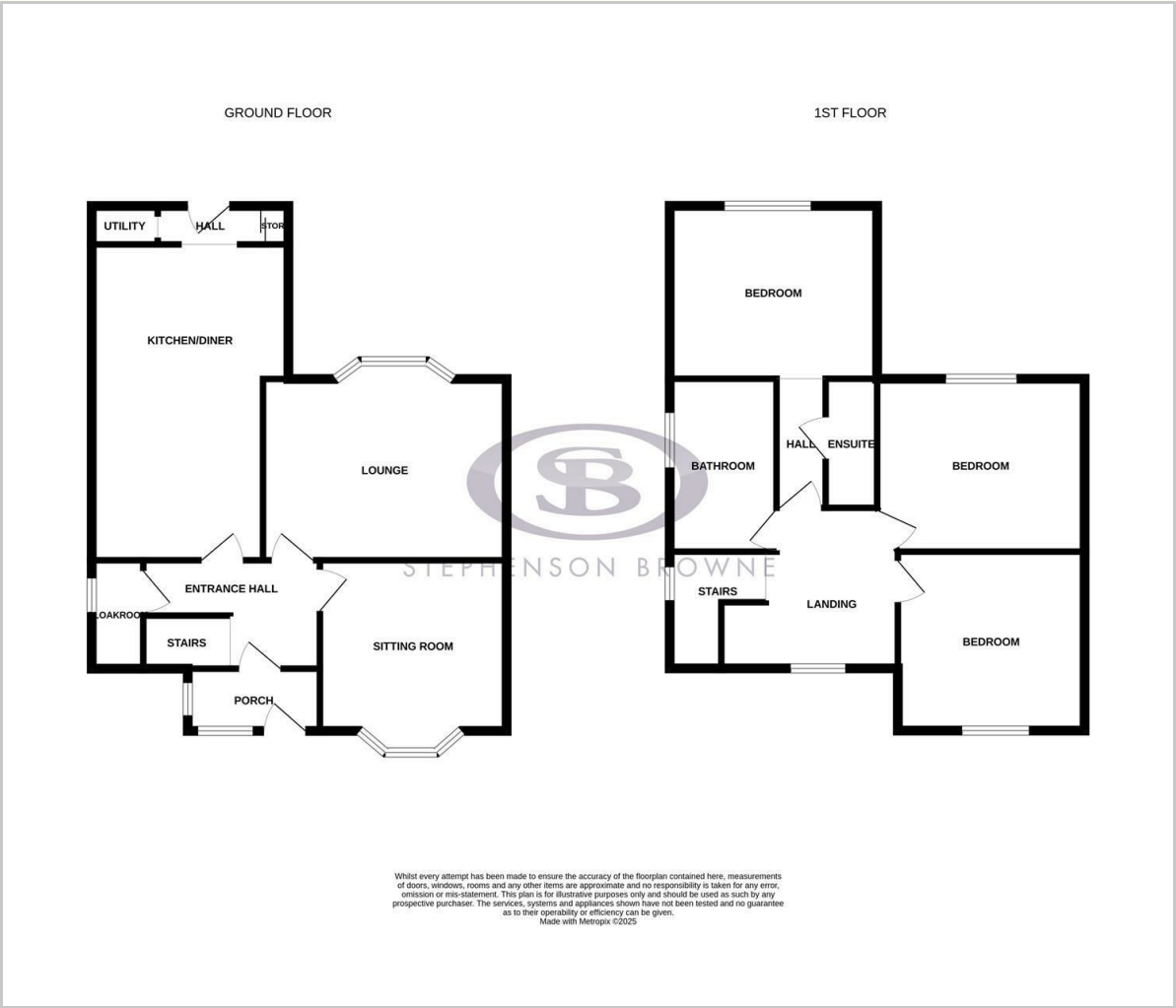
#### **Why choose us?**

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.



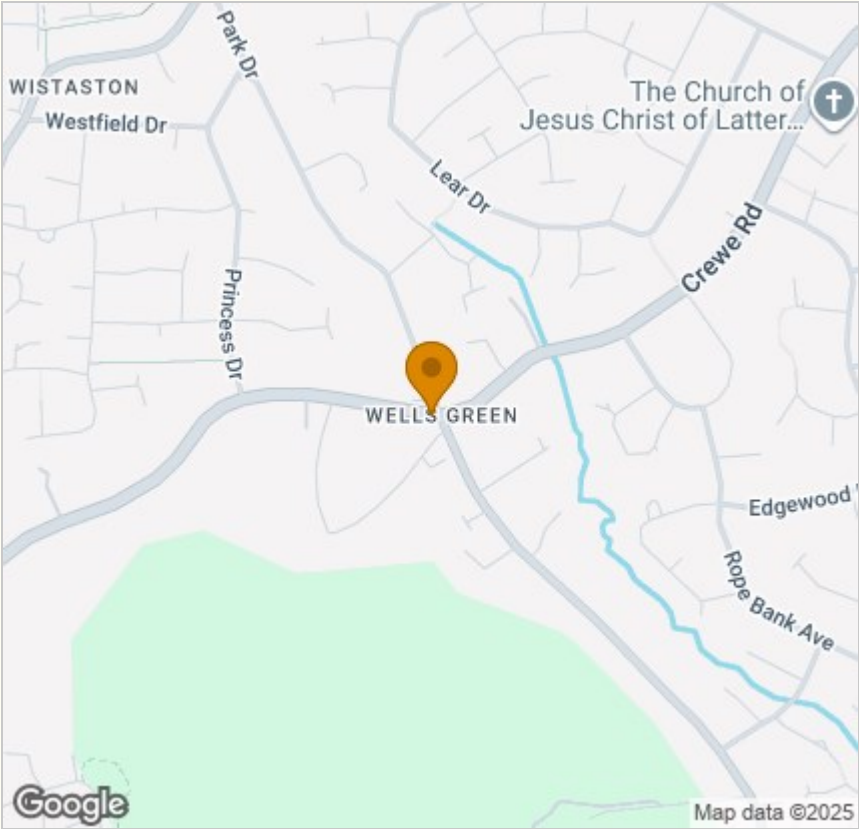
Floor Plan



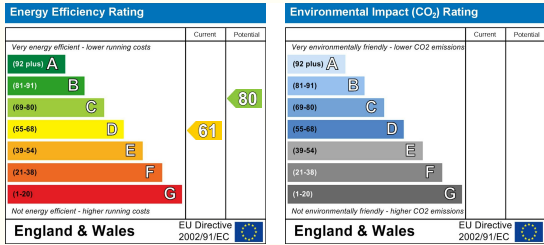
Viewing

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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk