



74. Rochester Crescent
CW1 5YQ
£194,995



2



1



2



D



STEPHENSON BROWNE

Are you looking for a fabulously proportioned two bedroom semi? Look no further!! Stephenson Browne are delighted to offer for sale this fabulous two bedroom semi-detached property on Rochester Crescent. What an exciting opportunity we have here, this beautifully presented and deceptively spacious semi-detached home sits in the heart of Sydney, a very sought after area boasting a host of nearby travel links, including the M6 Junction 17 at Sandbach and Crewe Railway Station.

The ground floor is comprised of an exceptionally spacious living room, enjoying a dual aspect with windows at the front and side. The kitchen has a mixture of wall and base units, in addition to space for all of your appliances. At the rear of the property, there is a conservatory/garden room, an exceptionally versatile space overlooking the rear garden. The ground floor is completed with a W.C.

To the first floor, you will find two well proportioned double bedrooms and the family bathroom.

The rear garden requires little to no maintenance and features a detached single garage. There is also room to extend the property, subject to necessary planning permission/building regulations.

Call us today for more information - 01270 252545.



Entrance Hall

W.C.

Lounge

18'4" x 12'5"

Kitchen

12'5" x 8'10"

Garden Room

9'10" x 9'6"

Stairs to First Floor

Bedroom One

12'5" x 9'6"

Bedroom Two

12'9" x 8'10"

Bathroom

Externally

Low maintenance rear garden with patio & detached single garage. Driveway parking at the front of the property able to comfortably accommodate two vehicles.

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.

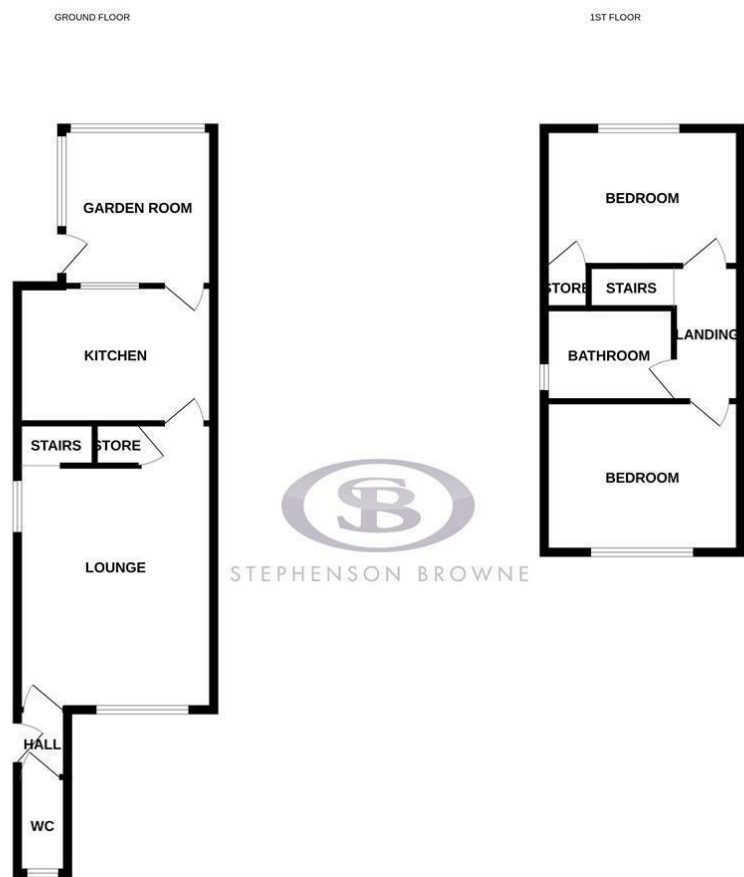
For a FREE valuation, please call or email and we will be delighted to assist.



- Two Double Bedrooms
- Modern Throughout
- Deceptively Spacious
- Driveway Parking For Two Vehicles
- Low Maintenance Rear Garden
- Short Drive To M6 Junction 17
- Close To Crewe Railway Station
- Garden Room At The Rear
- Freehold
- Call Us Today For More Information

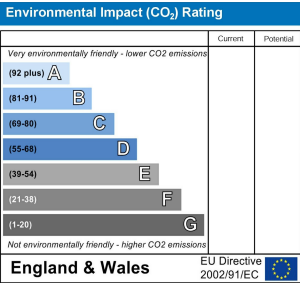
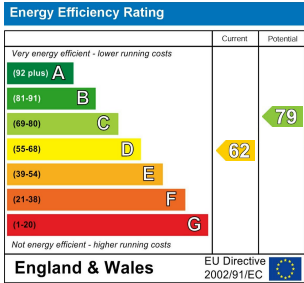
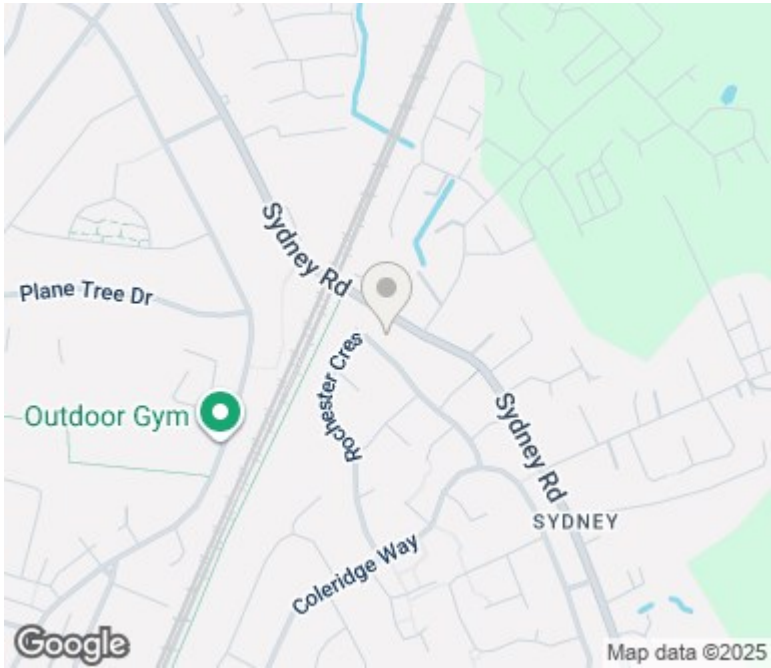


Floor Plan



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 as to their operability or efficiency can be given.
Made with Metroplan ©2023

Area Map



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64