



17 Heathfield Avenue

CW1 3BA

Asking Price £155,000



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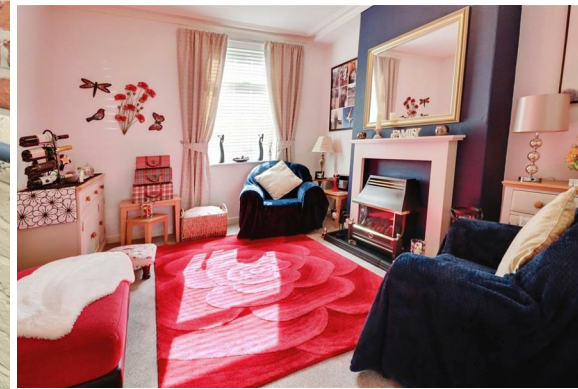
STEPHENSON BROWNE

Welcome to this charming property on Heathfield Avenue in Crewe! This immaculate terraced home presents an exceptional opportunity for families and couples alike. Whilst being lovingly maintained by the current owners for many years this property boasts three spacious reception rooms with the front elevation featuring a bay window allowing plenty of light to flood in creating a warm and welcoming atmosphere. This traditional family home is designed to offer both comfort and versatility where the interior is adorned with elegant dado and picture rails, enhancing its character whilst providing ample space for a growing family or those in need of extra room.

The property features three generously sized double bedrooms, ensuring that everyone has their own personal retreat. The first floor is complemented by a large landing area, leading to the family bathroom, which completes the accommodation perfectly. The modern fitted kitchen is a highlight, providing a seamless connection to the private cottage garden. This outdoor space is not only a delightful retreat but also includes a garden shed for additional storage and an outdoor W.C., adding to the practicality of the home.

With double glazing and gas central heating throughout, comfort is assured in every season. The location is particularly advantageous, offering convenient access to Crewe Town Centre, where a variety of local amenities await. This property is sure to impress a diverse range of buyers, making it an ideal choice for those seeking a well-appointed home in a vibrant community.

Don't miss the chance to make this delightful house your new home. Call us today to arrange your viewing.



Entrance Porch

Entrance Hall

Lounge

13'1" x 11'3" (excluding bay)

Sitting Room

12'6" x 10'11"

Sitting/Dining Room

16'7" x 9'6"

Kitchen

9'6" x 7'7"

Stairs To First Floor

Bedroom One

16'11" x 9'6"

Bedroom Two

12'6" x 10'11"

Bedroom Three

11'2" x 11'1"

Bathroom

Externally

The property sits behind a neat front walled forecourt with steps leading you to the front door. To the rear the garden is enclosed and is mainly laid with flagged patio featuring a shed for storage and further external storage space adjacent to the outdoor W.C and a timber gate providing access to the rear.

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.

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.

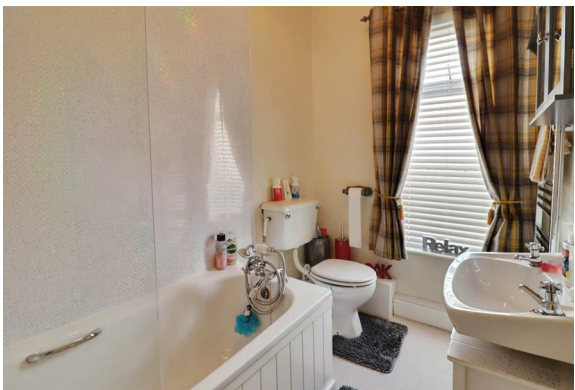
For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax

Band A

AML Disclosure

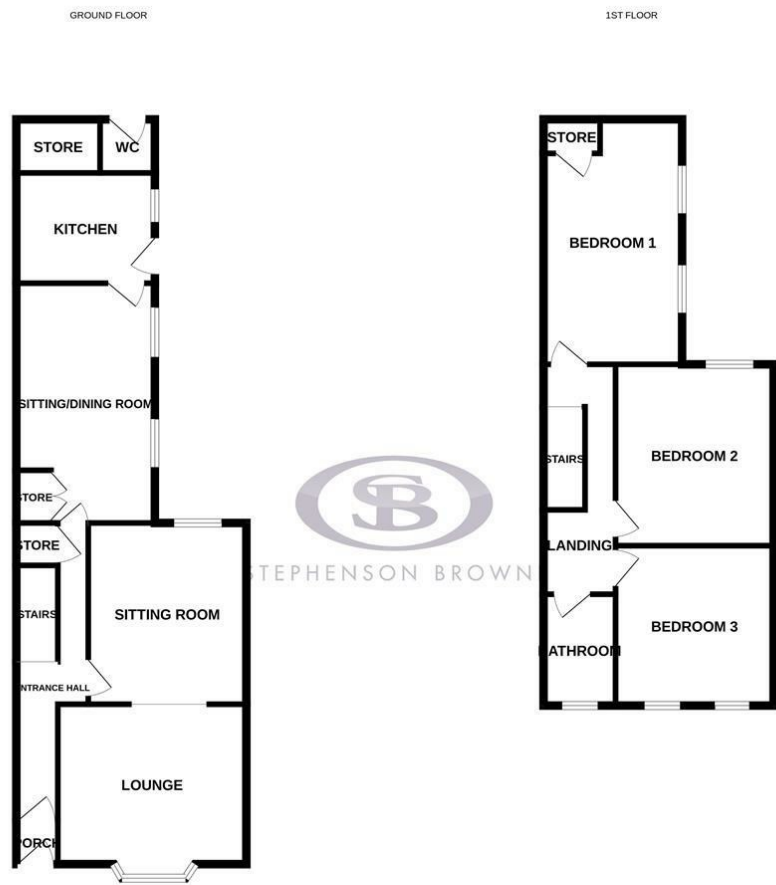
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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



- Immaculate Terraced Family Home
- Three Reception Rooms
- Three Double Bedrooms
- Double Glazing
- Gas Central Heating
- Conveniently Located Close To Crewe Town Centre
- Situated Close To Many Local Amenities
- Suitable For A Wide Variety Of Buyers
- Council Tax Band A And EPC C
- Viewing Highly Recommended

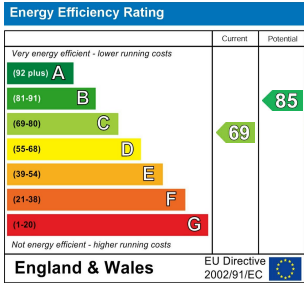


Floor Plan



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.
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Area Map



Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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