



## 17 The Beeches

CW5 5YP

Asking Price £149,950



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STEPHENSON BROWNE

Nestled in the charming area of The Beeches, Nantwich, this delightful end modern mews house presents an excellent opportunity for a variety of buyers. With two inviting reception rooms, including a through lounge with spiral staircase and a good size conservatory, this property offers a welcoming atmosphere, perfect for both relaxation and entertaining.

This home features one spacious double bedroom, providing a comfortable retreat, along with a well appointed bathroom. The fitted kitchen is compact, practical and functional with many built in appliances, catering to all your culinary needs. Additionally, the property boasts ample off road parking for at least two vehicles, ensuring convenience for you and your guests.

One of the standout features of this property is its small enclosed bistro style garden, ideal for enjoying a morning coffee or an evening glass of wine in a tranquil setting. Built by Barratt Homes in the 1980s, this house combines modern living with classic charm.

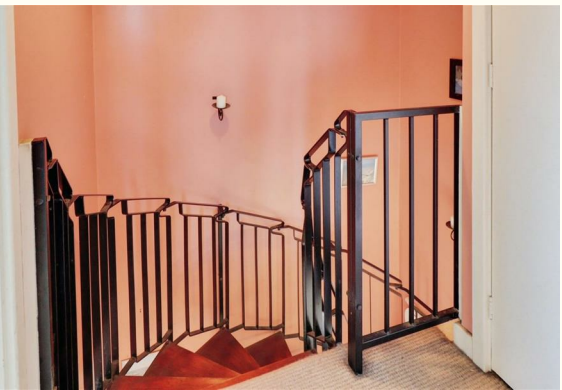
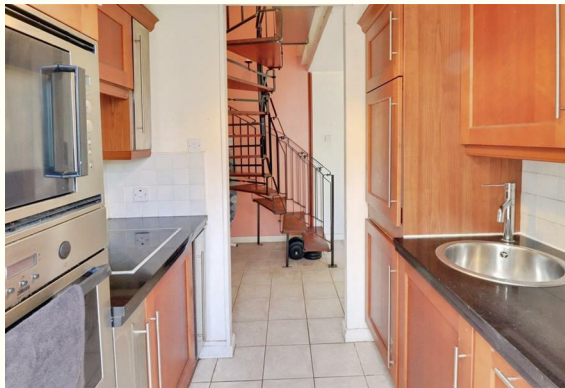
Location is key, and this property does not disappoint. It is within walking distance of historic Nantwich town centre, where you will find a variety of supermarkets, cafes, and restaurants to explore. Furthermore, the lovely riverside walks nearby offer a perfect escape into nature, making it an ideal spot for leisurely strolls.

With no buying chain involved, this property is ready for you to move in and make it your own. Whether you are a first time buyer, a downsizer, or looking for a rental investment, this home is sure to meet your needs. Don't miss the chance to view this lovely property in a sought after location.

**Entrance Porch**

**Lounge**  
12'7" x 7'8" m plus 7'3" x 6'5" incorporating stai (3.838m x 2.338 m plus 2.225m x 1.968m incorporatin)

**Conservatory**  
13'6" x 6'11" (4.140m x 2.124m)





#### **Fitted Kitchen**

6'11" x 5'2" (2.120m x 1.579m)

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

#### **Bedroom**

12'7" x 7'6" (3.841m x 2.306m)

#### **Bathroom**

7'0" x 5'5" (2.154m x 1.670m)

#### **Externally**

There is an open garden to the front and to the side/rear is an enclosed patio ideal for sitting out during the summer months

#### **Off Road Parking**

Off road parking for at least two vehicles.

#### **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.

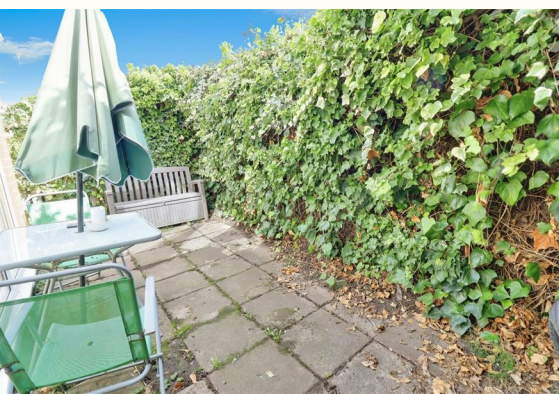
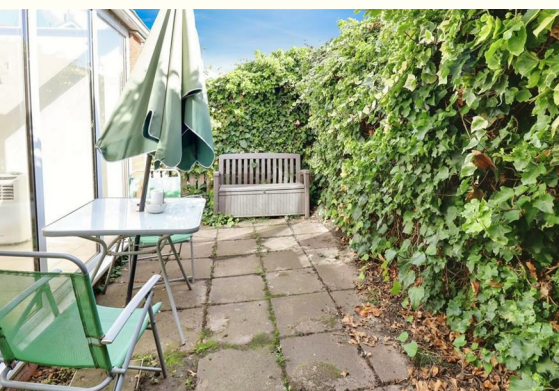
For a FREE valuation, please call or email and we will be delighted to assist.

#### **AML Disclosure**

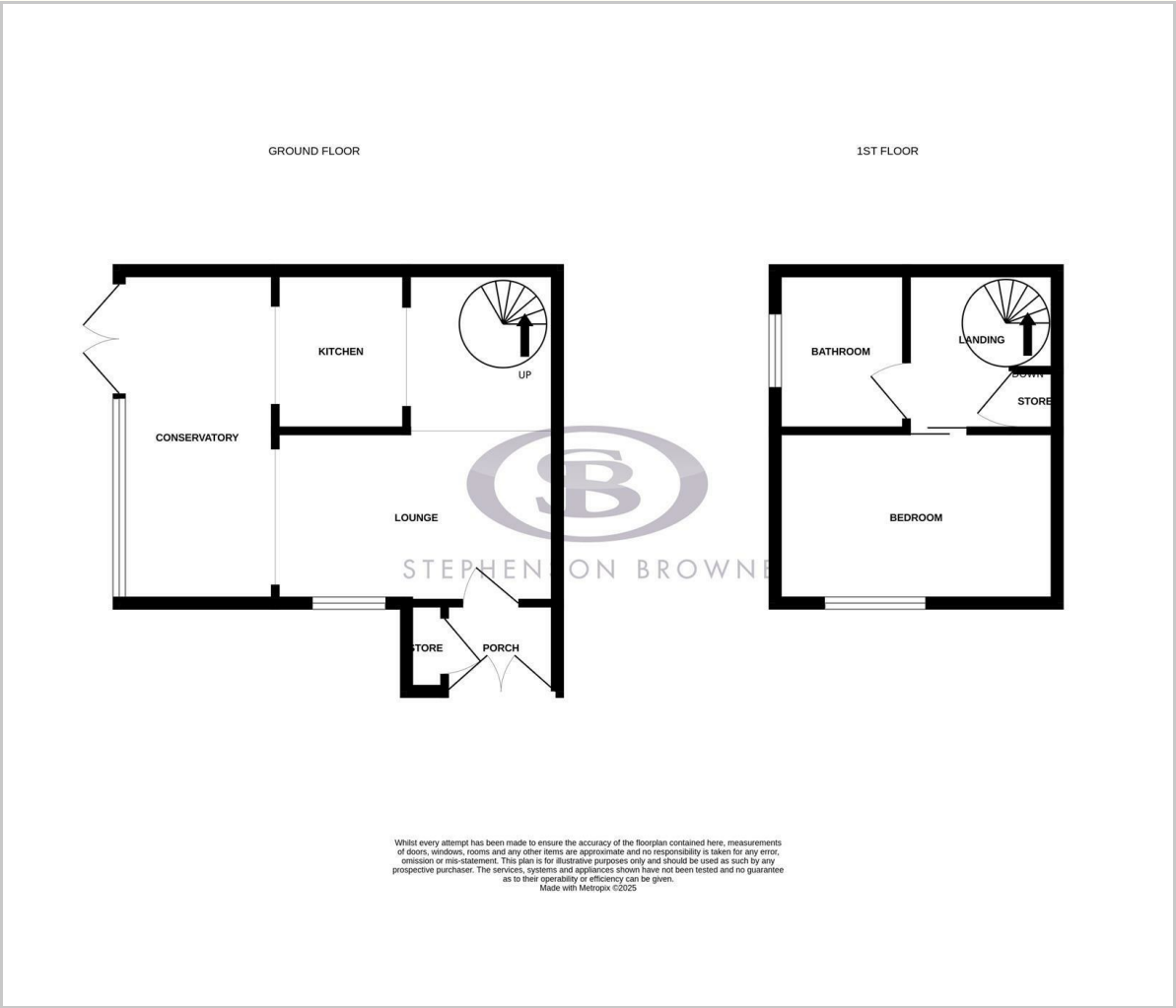
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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

#### **Council Tax**

Band B



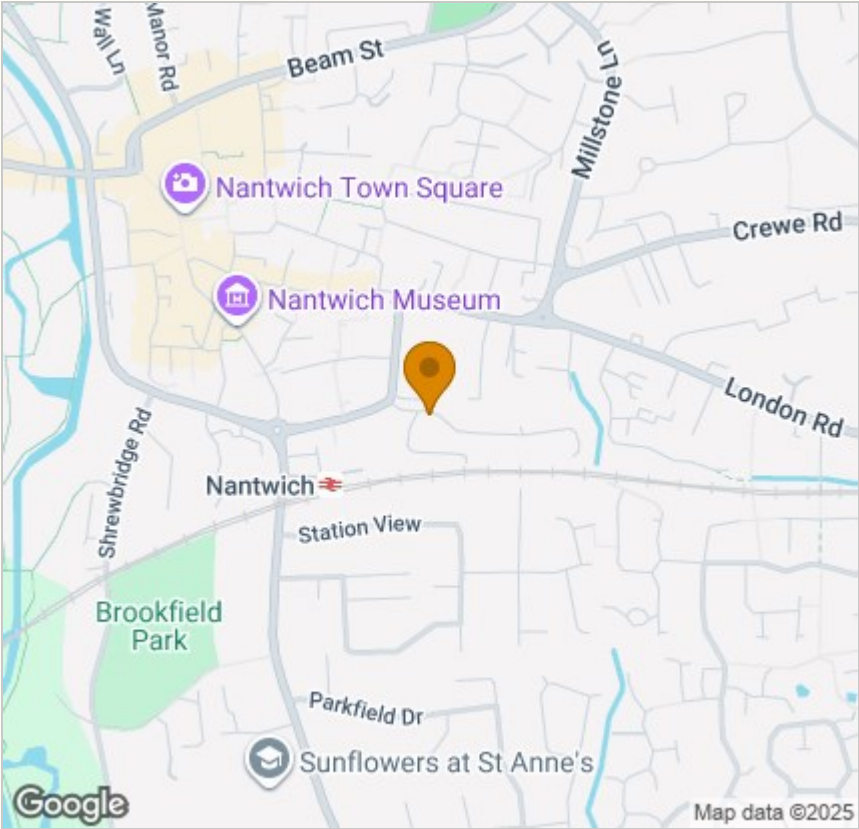
Floor Plan



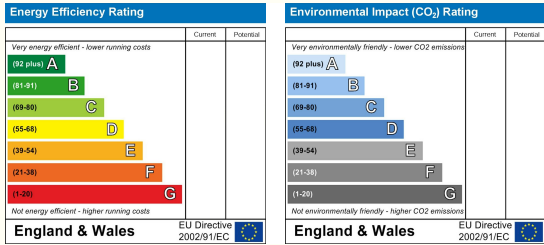
Viewing

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



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