



15. Chestnut Grove

CW1 4BD

Offers Over £100,000



STEPHENSON BROWNE



15. Chestnut Grove

- Viewing Recommended
- Prime Location Within Walking Distance Of The Retail Park
- Open Plan Through Lounge Diner
- First Floor Bathroom Access From Bedroom Two
- Enclosed Walled Garden
- No Buying Chain Involved
- Two Double Bedrooms
- Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Ideal For A Wide Variety Of Buyers

This mid terraced house presents an excellent opportunity for a wide range of prospective buyers and is offered for sale with no buying chain involved. This will allow for a smooth and efficient purchase process enabling you to move in with the minimum of fuss.

This home is a blank canvass allowing potential buyers to incorporate their own individual ideas and impressions, it boasts a large through open plan lounge diner that is perfect for both entertaining guests and enjoying family time together. The design of the living space creates a warm and inviting atmosphere, ideal for relaxation and social gatherings, a perfect space for all occasions.

This residence features two generously sized double bedrooms, the second with built in mirror fronted wardrobes creating great storage. The convenience of a ground floor cloakroom and a first floor bathroom accessible from bedroom two providing an en-suite facility, adds to the practicality of the home, catering to the needs of modern living.

Situated close to a variety of local amenities, including a retail park, residents will find everything they need within easy reach. This prime location ensures that daily conveniences are just a short distance away, enhancing the overall appeal of the property.

In summary, this house in Chestnut Grove is a wonderful opportunity for those seeking a comfortable and well located home in Crewe. With its spacious layout and proximity to local amenities, it is sure to attract interest from a range of buyers.

Do not miss the chance to make this property your own.



Entrance Porch

Open Plan Lounge Diner 26'4" x 11'10" (8.03m x 3.63m)

Kitchen 9'1" x 6'11" (2.77m x 2.11m)

Cloakroom

Stairs to First Floor

Bedroom One 12'0" x 11'8" (3.68m x 3.56m)

Bedroom Two
14'2" x 8'2" extending to 12'0" (4.34m x 2.51m extending to 3.68m)

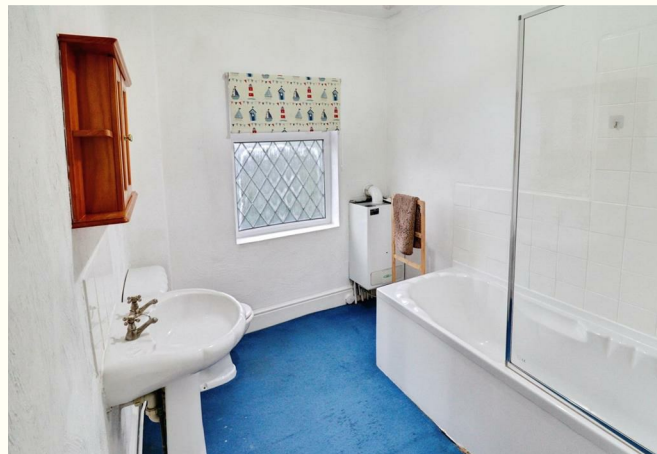
Bathroom 8'5" x 6'9" (2.57m x 2.08m)

Externally

To the rear is an enclosed walled garden.

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.

Council Tax

Band A

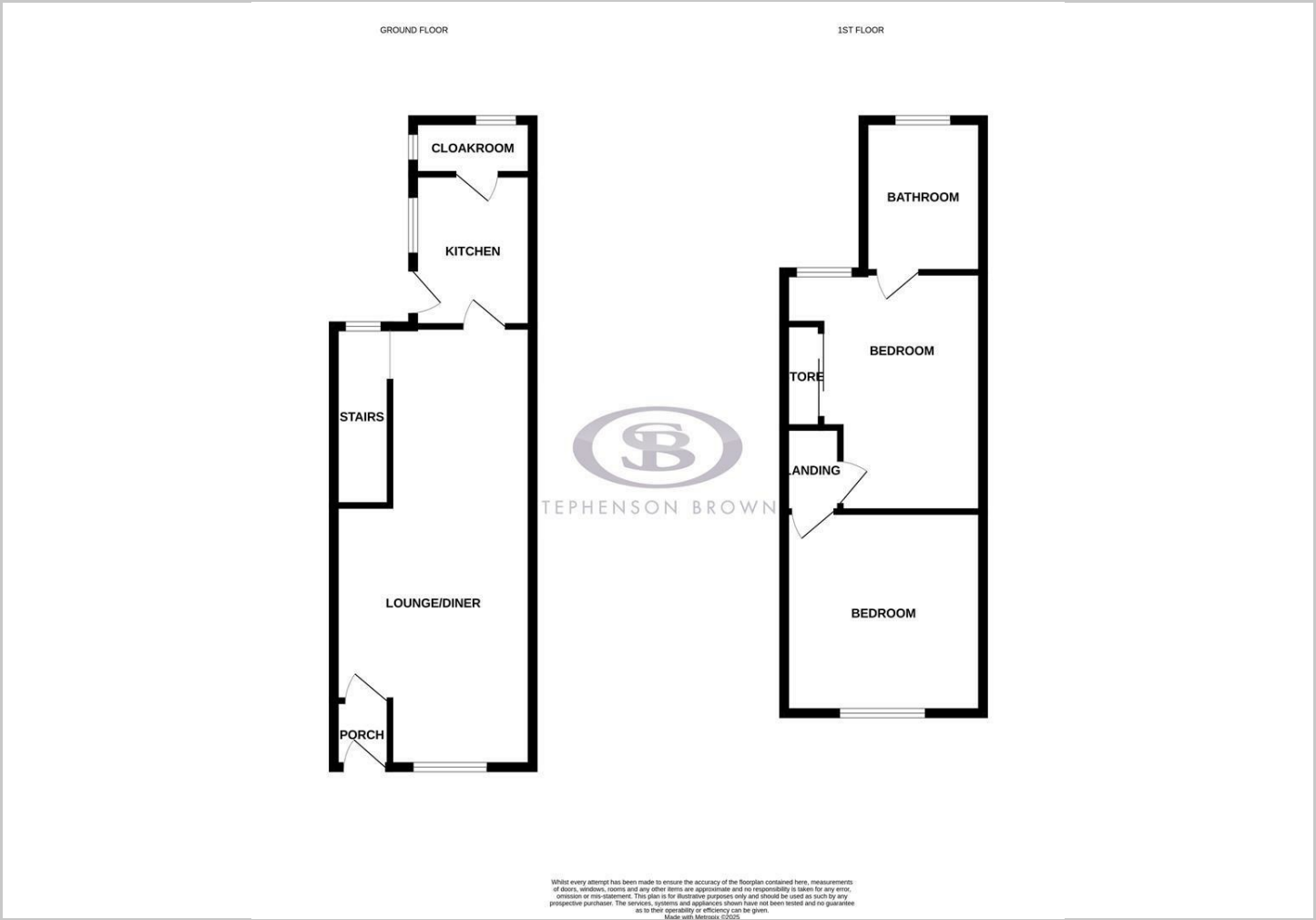
Directions

From the retail park roundabout turn into Queen Street, immediately take the second right hand turn into Hall O'Shaw Street and then third right into Chestnut Grove. The property is located on the right hand side clearly identified by our 'For Sale' sign.





Floor Plans



Viewing

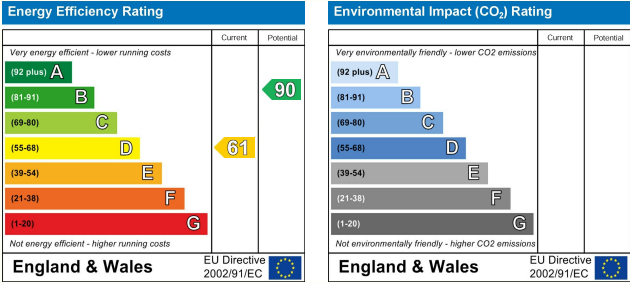
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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