



**64 Elm Close**  
CW2 8RU  
**£175,000**



STEPHENSON BROWNE

Standing in the popular residential area of Elm Close, Wistaston, this delightful semi-detached house presents an excellent opportunity for both first time buyers and those seeking a comfortable family home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that leads seamlessly into a fitted kitchen. The property also features a conservatory, which offers a lovely space to enjoy the garden views throughout the seasons. The bathroom is equipped with a shower over the bath, catering to both convenience and comfort.

Outside, the enclosed rear garden provides a private oasis for outdoor activities and gatherings. Additionally, there is a detached garage and an outbuilding with electric and plumbing, offering versatile options for storage or potential conversion. The driveway to the side allows for parking of one vehicle, with the added potential to create further parking at the rear, enhancing the property's practicality.

Situated close to a variety of schools, this home is ideal for families looking to settle in a community-oriented neighbourhood. With spacious rooms and no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this charming home in a sought-after location.

#### **Porch**

#### **Hall**

#### **Sitting/Dining Room**

18'11" x 10'2" (max) (5.785m x 3.119m (max))

#### **Conservatory**

8'7" x 8'6" (2.623m x 2.598m )

#### **Kitchen**

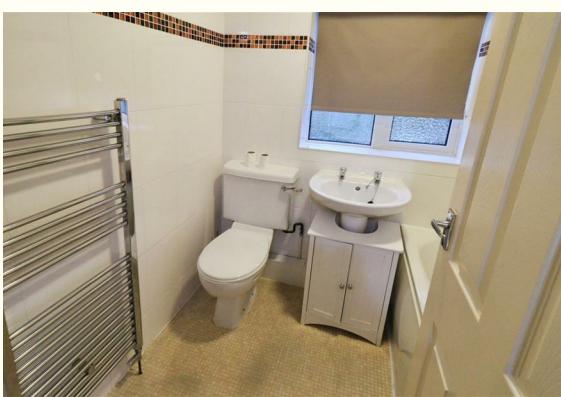
9'4" x 7'8" (2.860m x 2.343m )

#### **Lean To**

#### **Outbuilding**

#### **WC**

#### **Stairs To First Floor**





#### Landing

#### Bedroom One

13'7" x 8'6" (max) (4.142m x 2.597m (max))

#### Bedroom Two

10'2" x 9'9" (max) (3.107m x 2.975m (max))

#### Bathroom

#### Externally

The property is situated in a popular residential area. To the side is a driveway and useful outbuilding. Detached garage to the rear.

#### 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 A

#### Tenure

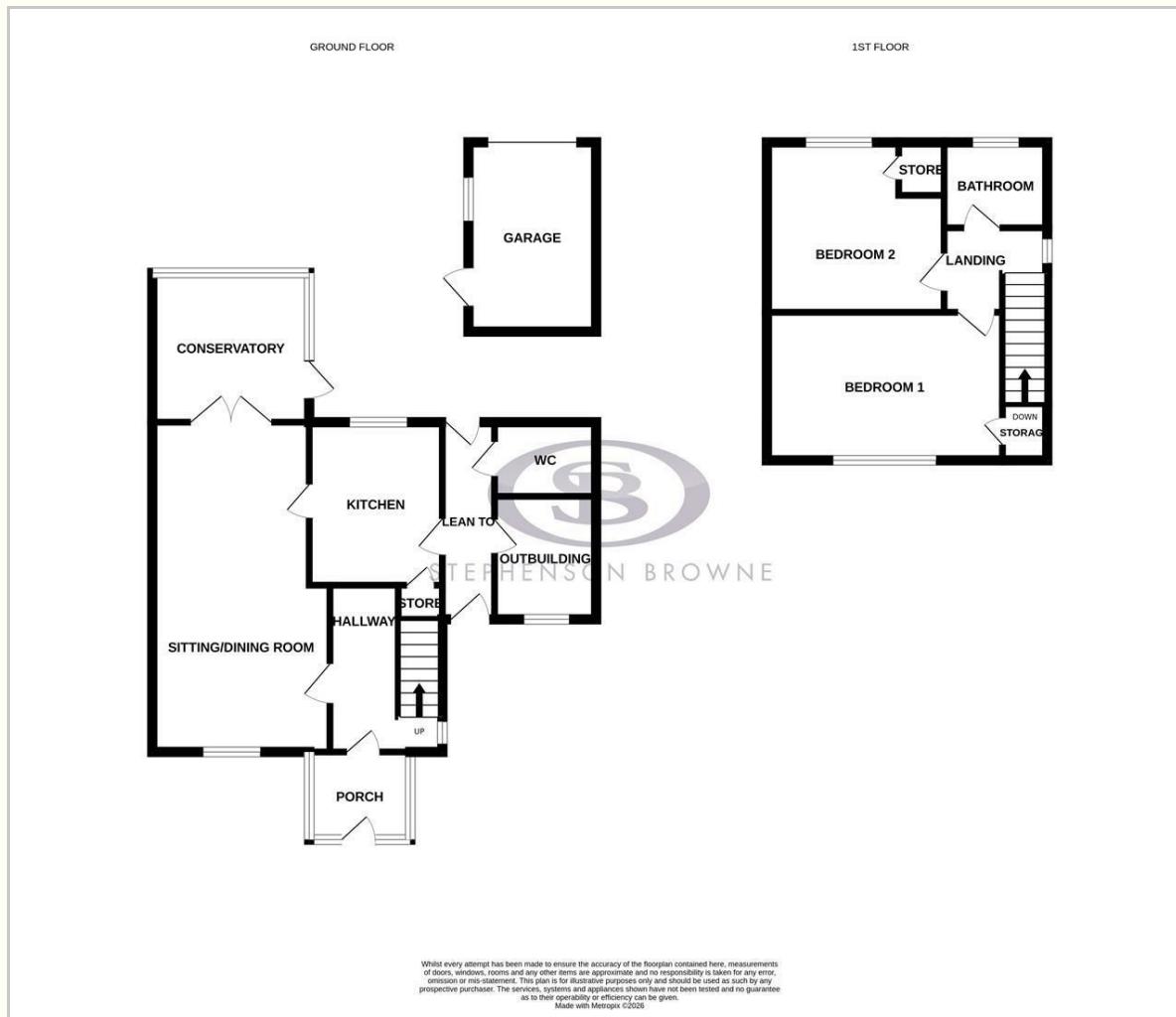
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### Why choose us?

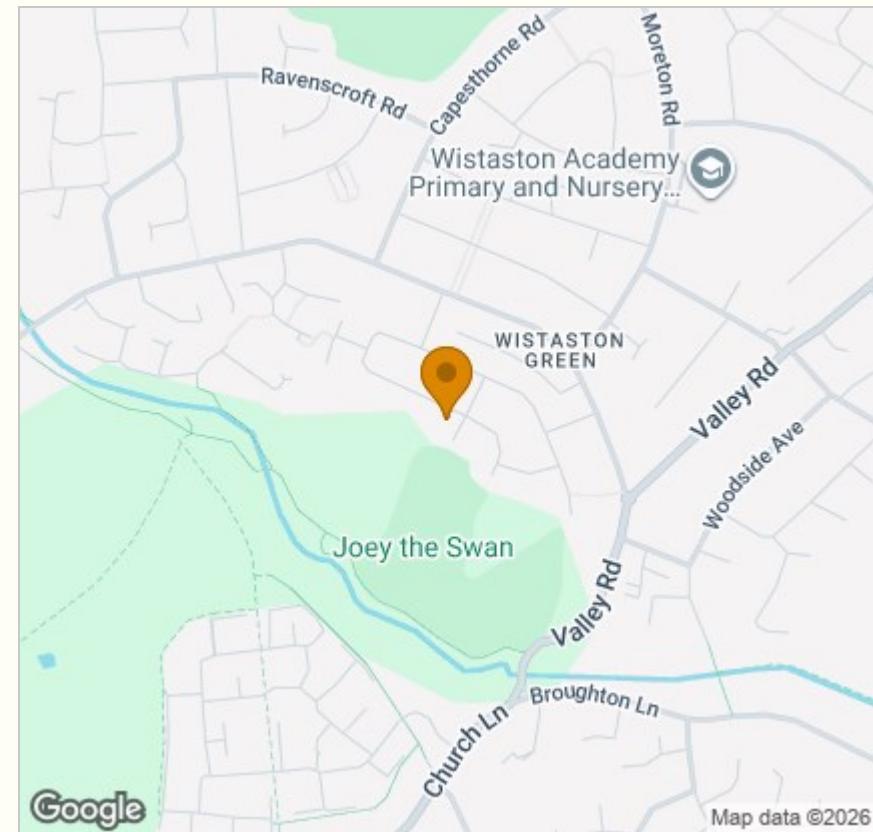
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured 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.

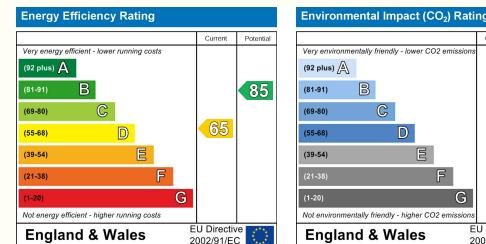
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 item; (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

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