

## 67 Samuel Armstong Way Crewe, CW1 4SJ



Situated in the highly desirable Stoneley Park development on Samuel Armstrong Way, Crewe, this beautifully presented two-bedroom end mews house offers a perfect blend of modern living and comfort. As you step inside, you are welcomed by an inviting entrance hall that provides access to all rooms, including a convenient guest WC.

The well-appointed kitchen is a delight, featuring integrated appliances that enhance functionality and style. The lounge and dining area is a bright and airy space, accentuated by French doors that lead out to a charming south-facing garden, ideal for sunny afternoons.

Storage is plentiful throughout the property, with generously sized cupboards on both the ground and first floors, as well as a boarded loft that offers additional space for your belongings.

The property also benefits from driveway parking for two vehicles, adding to its overall appeal. Its prime location near Leighton Hospital, coupled with excellent transport links and a variety of local amenities, makes this home an ideal choice for first-time buyers, those looking to downsize, or savvy investors seeking a promising opportunity.

With its modern features and desirable location, this end mews house is truly a must-see!!  
Do not miss the chance to make this lovely home your own!

# £175,000

**Entrance**

Composite front door into entrance hall, tile flooring and radiator.



**Kitchen 9'11 x 6'00**

Fitted with a range of base, wall and drawer units in gloss white with contrasting work surfaces, built in oven, gas hob and extractor over, integrated dishwasher, integrated washing machine, integrated fridge freezer, stainless steel sink unit with drainer, Upvc double glazed window to front elevation, combi boiler enclosed within wall unit, and tile flooring.



**Guest WC**

Fitted with low level WC, pedestal wash hand basin, tiled splashback, Upvc double glazed obscured glass window to the side elevation, tile flooring and radiator.

**Lounge 13'01 x 12'01**

Upvc double glazed French doors leading to the rear south facing garden, radiator, understairs storage cupboard housing meters, consumer unit and broadband connections.







### **Bedroom Two 13'00 x 7'02**

Upvc double glazed window to the rear elevation and radiator.



### **Bathroom**

Fitted with a three-piece suite, panel bath, pedestal wash hand basin and low level wc, part tiled walls, radiator, and extractor fan.



Turning staircase to the first-floor landing, loft access insulated and boarded, radiator and doors to;

### **Bedroom One 12'11 x 8'04**

Two Upvc double glazed window to the front elevation, built in over stairs storage cupboard and radiator.



**Externally**

**To the front-** Tarmac driveway parking for two vehicles, paved pathway leading to front door and side gated access to the rear garden.

**To the rear-** South facing, fenced to all sides, laid to lawn, decking area and raised beds to each side.



**EPC- B**

**Council Tax- A**

**Tenure- Freehold**

**Viewing Arrangements:**

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

**Hours of Business:**

Monday to Friday 9.00 – 5.00

Saturday 9.00 – 1.00

**Important Notice:**

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



