



## 165 Crewe Road

CW11 4PA

Offers In The Region Of £220,000



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STEPHENSON BROWNE



Welcome to this charming mid-terrace house located on Crewe Road in the delightful area of Sandbach. This traditional property boasts character features and high ceilings, giving it a unique and inviting feel.

Upon entering, you are greeted by two reception rooms that offer ample space for entertaining or relaxing. The stylish interior adds a modern touch while still maintaining the property's classic charm.

With two cosy bedrooms and a well-appointed bathroom housing the Worcester-Bosch boiler which is still under warranty, this house is perfect for a small family or those looking for a comfortable living space.

Outside, you will find a small courtyard, private driveway and a rear garden, providing both convenience and a lovely outdoor area to enjoy. There is also an outside utility room with a WC and space and plumbing for a washing machine.

Don't miss the opportunity to own this wonderful property that seamlessly blends tradition with modern living. Contact us today to arrange a viewing and make this house your new home in Sandbach.

## ACCOMODATION

### Entrance Hallway

**Lounge**  
13'5" x 10'7" (4.11m x 3.23m )

**Dining Room**  
12'0" x 10'11" (3.68m x 3.35m )







**Kitchen**  
8'9" x 6'11" (2.69m x 2.11m )

**FIRST FLOOR**

**Landing**

**Bedroom One**  
14'0" x 11'10" (4.29m x 3.63m )

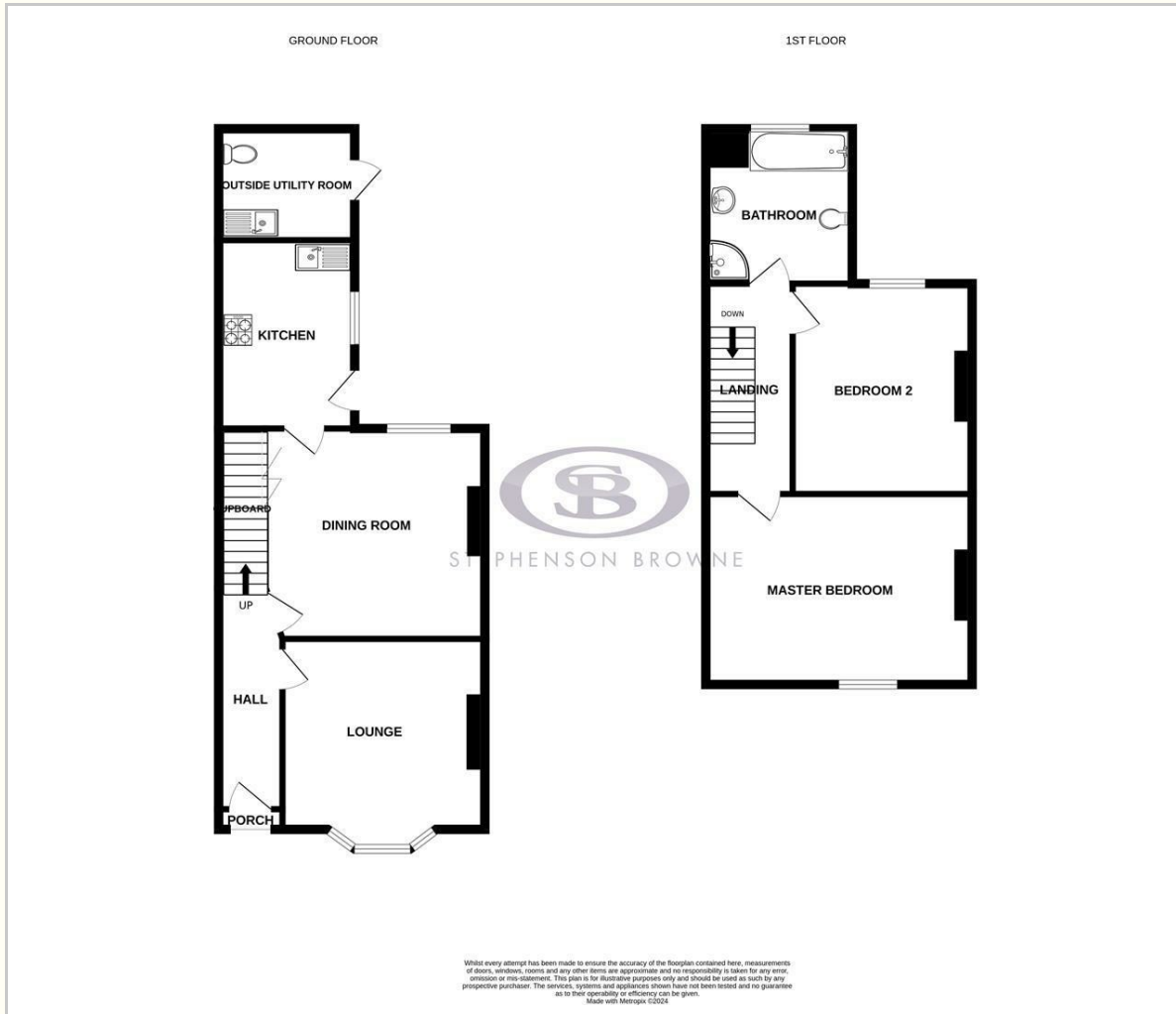
**Bedroom Two**  
12'0" x 8'5" (3.68m x 2.59m)

**Bathroom**





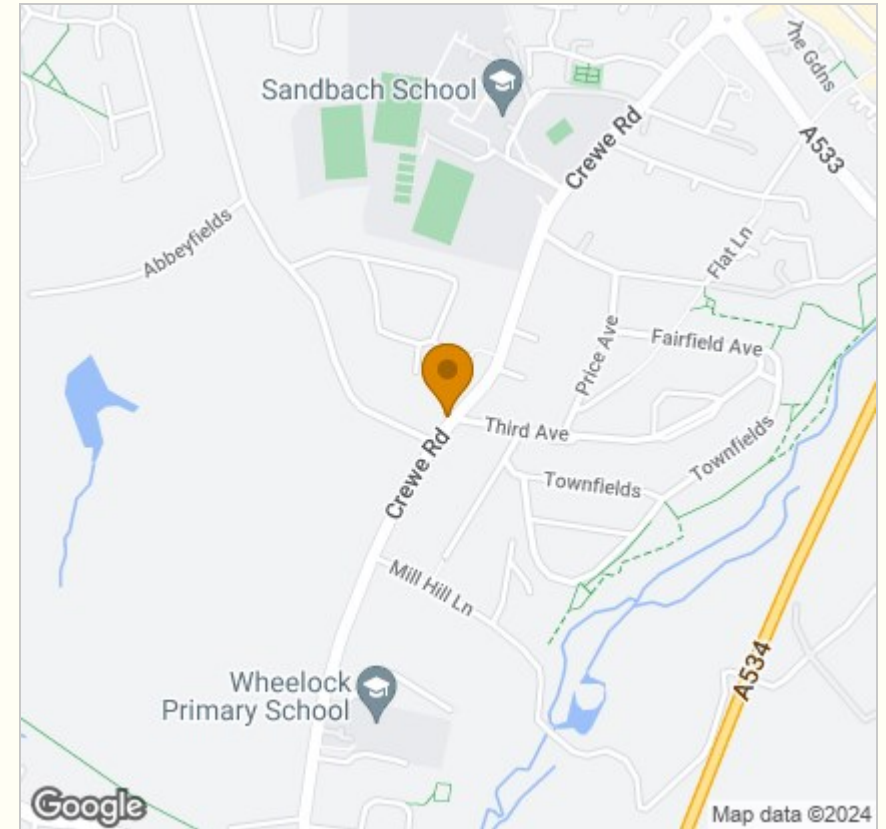
## Floor Plan



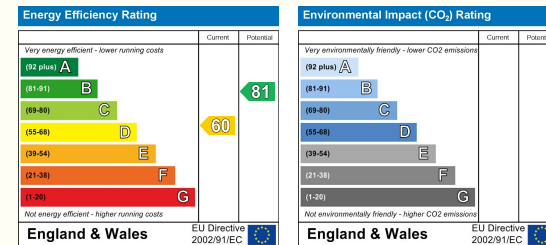
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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