



STEPHENSON BROWNE

Crewe Road, Shavington, Crewe

CW2 5AD



£265,000

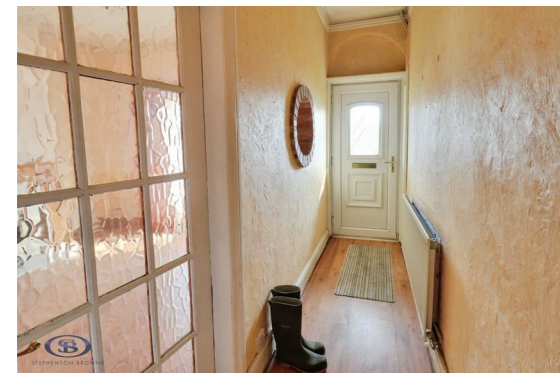
Description

Stephenson Browne are delighted to introduce this distinctive two bedroom semi-detached property, occupying an unusually generous plot within the popular village of Shavington. Offering far more than initially meets the eye, (extending or potential building on the strip of land to the rear, subject to the necessary building approvals), this intriguing home combines well-proportioned accommodation with an abundance of additional space, making it an exciting opportunity for buyers looking for a property they can truly make their own.

The ground floor provides a particularly versatile layout, with two separate reception rooms offering excellent flexibility for modern family living. Whether utilised as separate lounge and dining areas, a home office or additional reception space, these rooms provide plenty of scope to adapt the accommodation to suit individual requirements. The kitchen is positioned to the rear and provides a practical base for everyday living, with further potential for improvement and personalisation.

To the first floor are two well proportioned bedrooms alongside a family bathroom. The accommodation offers a comfortable foundation, whilst providing plenty of opportunity for a new owner to introduce their own style and create a home tailored to their needs.

One of the property's most interesting features can be found below the main accommodation, where a substantial cellar provides two large rooms. This extensive additional space offers excellent versatility and could be utilised for storage, hobbies,



a workshop or a range of other purposes, subject to any necessary permissions and regulations.

Externally, the property occupies a notably generous plot, offering excellent outdoor space with plenty of scope for landscaping and entertaining. There is parking for at least two vehicles, alongside numerous outbuildings providing useful additional storage and workspace.

Early viewing is highly recommended!



Viewing

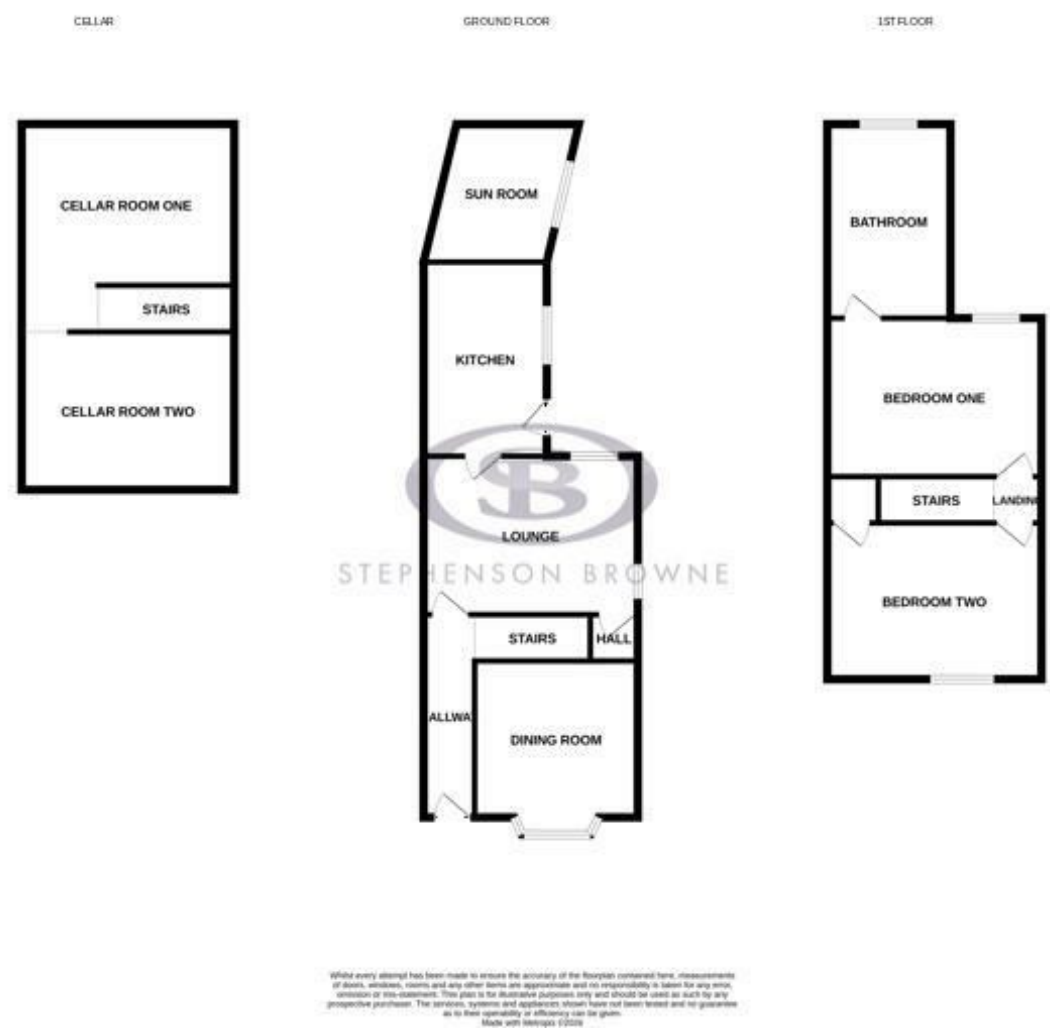
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



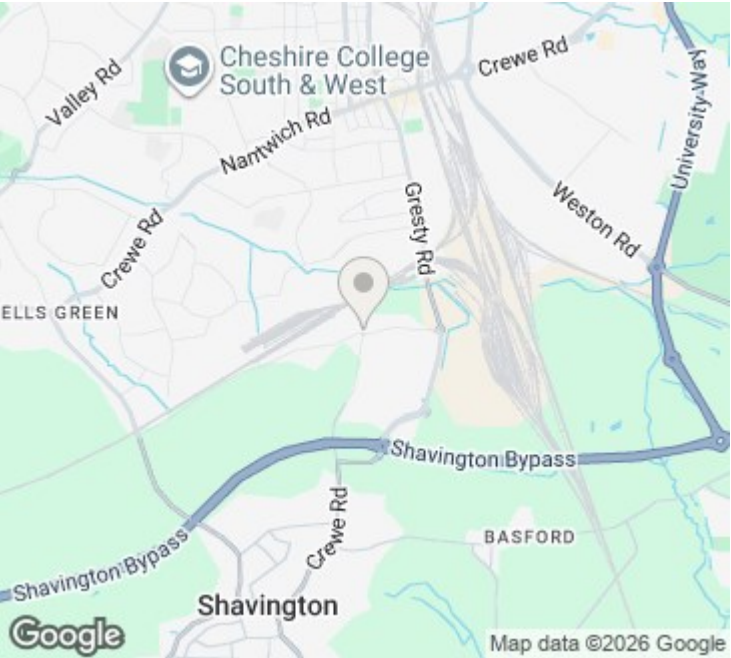
STEPHENSON BROWNE



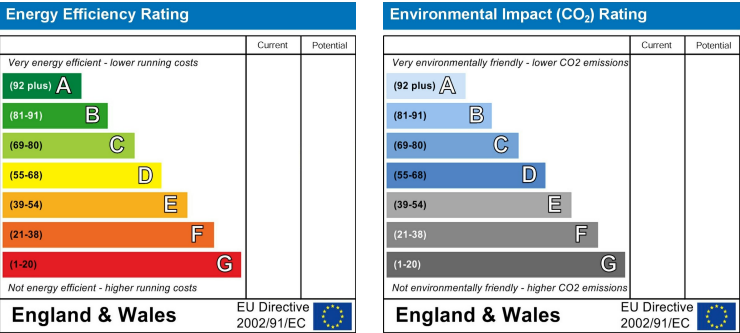
Floorplans



Area Map



EPC Rating



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

T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk