



STEPHENSON BROWNE

## Mablins Lane, Crewe

CW1 3RG



**Auction Guide £135,000**

## Description

For sale by Modern Method of Auction:  
Starting Bid Price £145,000 plus  
reservation fee.

Available with no onward chain, this attractive and well maintained two bedroom home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Situated within a popular and established residential area, the property enjoys a convenient location close to local amenities and woodland walks, highly regarded schools, transport links, and everyday conveniences.

The accommodation is thoughtfully arranged and offers bright, spacious living areas throughout. Upon entering the property, you are welcomed into a generous lounge, providing a comfortable and versatile space for both relaxing and entertaining.

To the rear, the spacious kitchen offers an excellent range of fitted units and work surfaces, creating a practical and functional space for everyday cooking and dining.

To the first floor, the property features two well-proportioned double bedrooms, both offering comfortable accommodation and ample space. Whether utilised as sleeping accommodation, a home office, or guest space, the rooms provide versatility to suit a variety of lifestyles. Completing the internal accommodation is a stylish and modern family bathroom, fitted with a contemporary suite and finished to a good standard.

Externally, the property continues to impress. To the front, a driveway provides



valuable off-road parking, while to the rear is a private and neatly maintained garden. The outdoor space has been carefully looked after and offers an ideal setting for relaxing, gardening, or outdoor entertaining during the warmer months.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

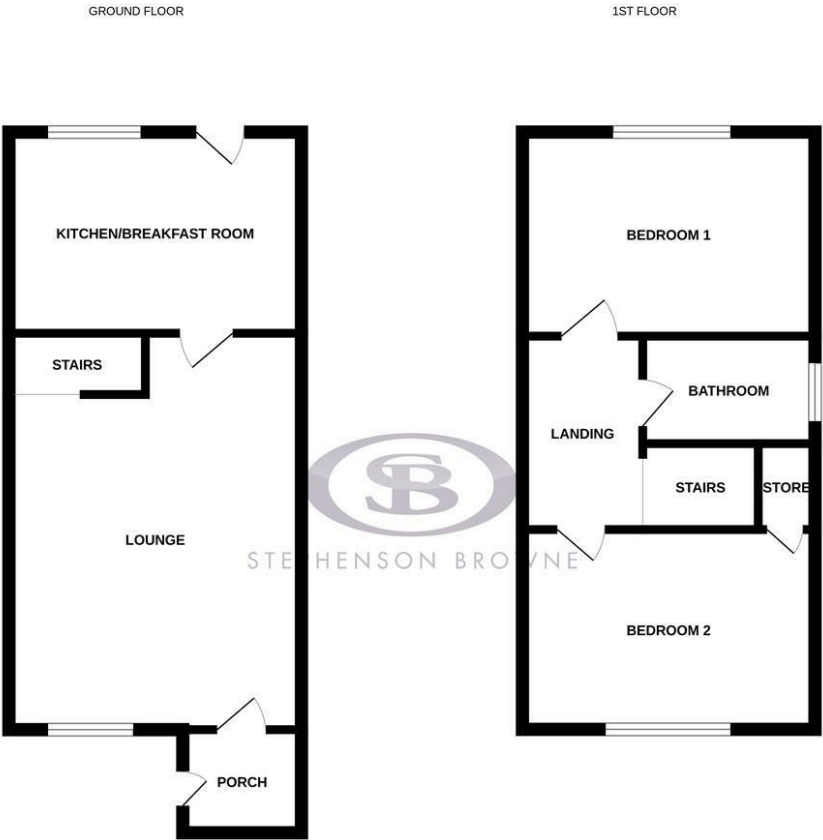


## Viewing

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



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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