



STEPHENSON BROWNE

West Street, Crewe

CW1 3HH



Offers Over £100,000

Description

Stephenson Browne welcome to the market this two bedroom property, ideally situated in a sought-after position along the street, offering a fantastic opportunity for all age groups from, first time buyers to investors.

The ground floor accommodation comprises a lounge to the front of the property, providing a comfortable living space, which leads through to a separate dining room, ideal for family meals or entertaining guests. To the rear, the kitchen currently providing ample storage offers a practical layout with ample scope for updating and reconfiguration to suit modern living requirements. Please note there is also a good size cellar a valuable extra area, for storage or conversion.

To the first floor, the property offers two well proportioned bedrooms along with a large four piece family bathroom. Each room provides a blank canvas, allowing prospective buyers to personalise the space to their own taste and style.

While the property does require a degree of renovation, it benefits from a strong layout and is positioned within a desirable location, making it an excellent prospect for those looking to create a long term home or investment. With the right improvements, this property has the potential to become a stylish and comfortable residence.

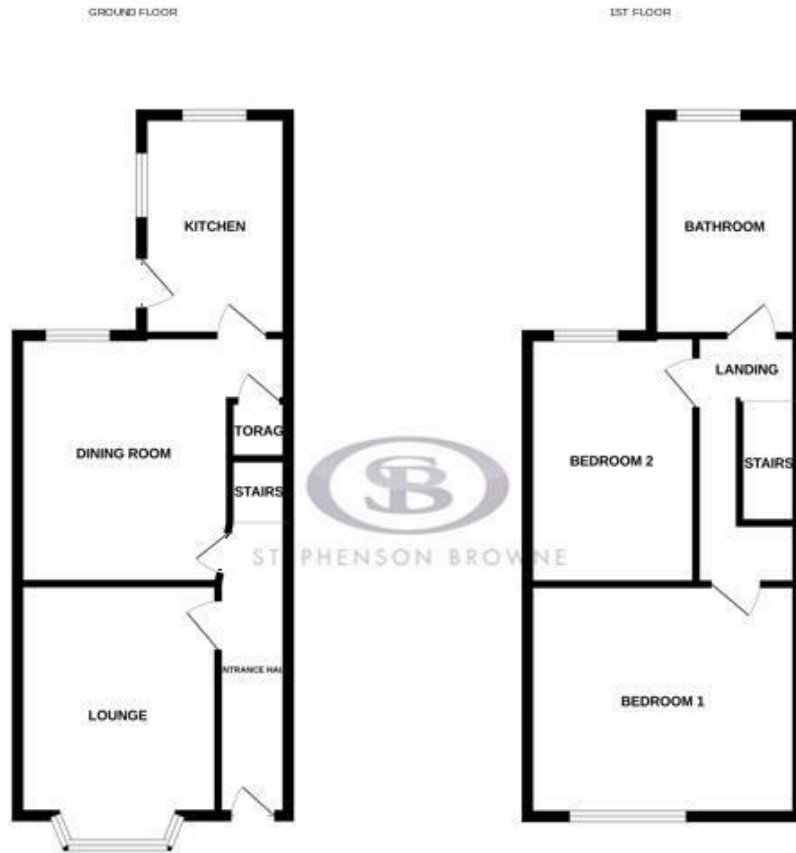
Early viewing is highly recommended to fully appreciate the opportunity on offer.



Viewing

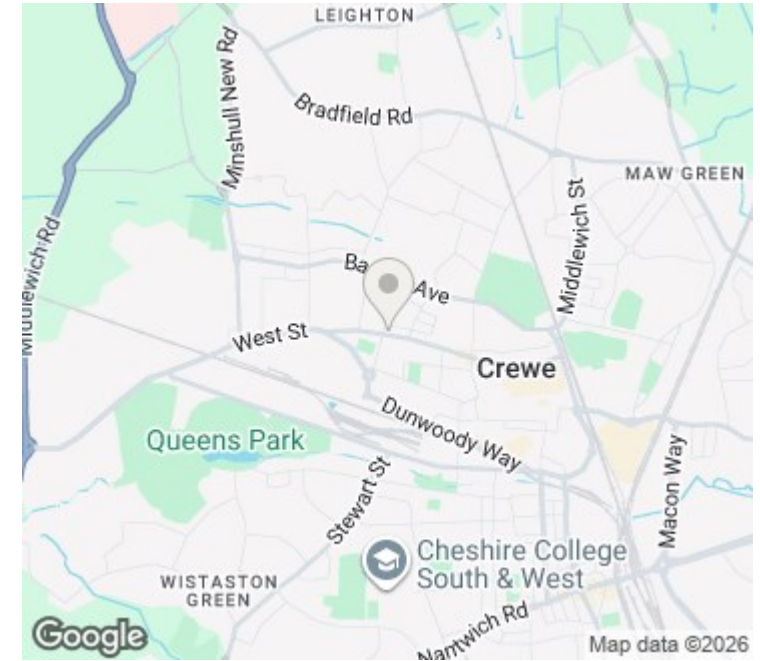
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of these, structures, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown here are not intended to be a guarantee as to their suitability or efficiency can be given. Made with Intoplan 12/2019

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	
67	85
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	

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