



456 Crewe Road
CW2 6PZ
£390,000



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STEPHENSON BROWNE

Stephenson Browne delight in presenting this absolutely stunning period semi detached property on Crewe Road, Wistaston which offers a perfect blend of charm and modern living. With three spacious reception rooms, this home provides ample space for both relaxation and entertaining.

The superb kitchen dining room with BI-FOLD DOORS, overlooks the beautifully maintained SOUTH FACING rear garden, is ideal for family gatherings and social occasions.

The property boasts four well proportioned bedrooms, with the principal bedroom featuring an en-suite for added convenience and privacy. Additionally, there is a useful downstairs W.C/shower room, making this home practical for family life.

Parking will never be an issue, as the property offers extensive off road parking for up to four vehicles. This feature is particularly valuable in a sought after location like this, where convenience is key.

Families will appreciate the proximity to good schools and excellent road links, ensuring that daily commutes and school runs are hassle-free. This property truly represents a wonderful opportunity for those seeking a family home in a vibrant community. With its period features and modern amenities, it is a must-see for anyone looking to settle in this charming part of Crewe.



Entrance Hall

Lounge

11'8" x 11'1"

Family Room

11'9" x 11'0"

Kitchen/Dining Room

21'9" x 12'10"

Utility Room

7'10" x 7'0"

Shower Room

Stairs to First Floor

Bedroom One

13'0" x 9'6"

En-suite

Bedroom Two

11'8" x 11'1"

Bedroom Three

11'8" x 11'0"

Bedroom Four

11'4" x 7'9"

Bathroom

Externally

The property is set back from the road and has a great size private driveway providing ample off road parking. To the rear, the garden is extensive and south facing. Being mainly laid to lawn, bordered with mature hedging and featuring established shrubs and trees. There is a large patio area, providing a tranquil spot to sit out and enjoy the warmer months.

Council Tax

Band C

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

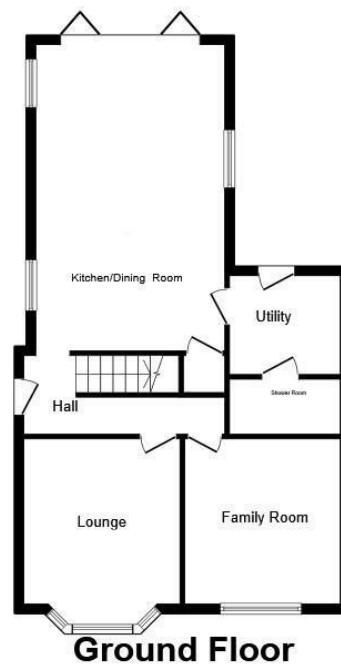
For a FREE valuation, please call or email and we will be delighted to assist.



- Magnificent Period Property
- Sought After Location
- Excellent Room Sizes
- Superb Kitchen/Dining Room With Bi-Fold Doors
- Four Bedrooms, En-suite To The Principal
- Three Reception Rooms
- Extensive Rear South Facing Garden
- Ample Off Road Parking
- Close To Good Schools
- Must Be Viewed!



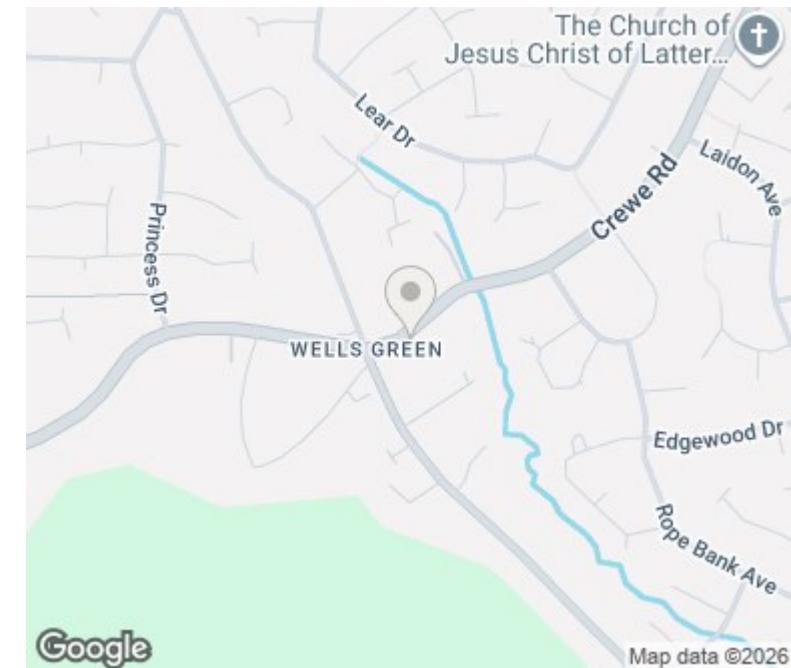
Floor Plan



Total floor area 138.3 m² (1,488 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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		
	71	84
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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