



**40 Broadleigh Way**

CW2 6TT

**£220,000**



STEPHENSON BROWNE

We here at Stephenson Browne are delighted to have the opportunity of offering for sale this delightful link detached home which is nicely tucked within a small cul-de-sac of similar style homes.

This property is located in a very popular residential area ideal for access to local shops and schools within the area alongside cycle paths and woodland walks.

The property will certainly impress and has been designed to provide modern open plan living giving a great contemporary feel throughout. The property includes an entrance area leading to the good size lounge, the well planned high gloss fitted kitchen with built in breakfast bar and lovely sparkle tile flooring is open to the ample size conservatory which enjoys views of the garden.

On the first floor there are two double bedrooms and a lovely modern bathroom again with sparkle tiling which keeps a consistent theme throughout this home. The property has a gas central heating system, double glazing and lovely enclosed gardens. There is ample parking to the front leading to the garage and an enclosed rear garden which is well screened providing a delightful area for sitting and entertaining outside.

View today - not to be missed!!

#### Entrance Hall

#### Lounge

13'6" x 10'10" (4.11m x 3.30m)

#### Breakfast Kitchen

13'10" x 9'5" (4.22m x 2.87m)

#### Conservatory

12'3" x 8'11" (3.73m x 2.72m)





## Stairs to First Floor

### Bedroom One

13'10" x 9'10" maximum (4.22m x 3.00m maximum)

### Bedroom Two

9'6" x 6'9" (2.90m x 2.06m)

### Bathroom

### Externally

The property is tucked within a cul-de-sac of similar style homes and there is ample parking to the front. To the rear the garden is enclosed and is a great size enjoying a degree of privacy with a flagged patio and lawn with feature raised flower beds.

### Garage

Up and over door. Power and light. Personal door to the garden.

### 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.

### Need to Sell?

For a FREE valuation please call us on 01270 252545

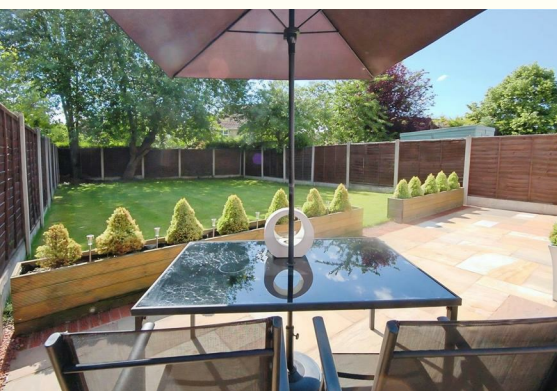
### Why choose us?

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.

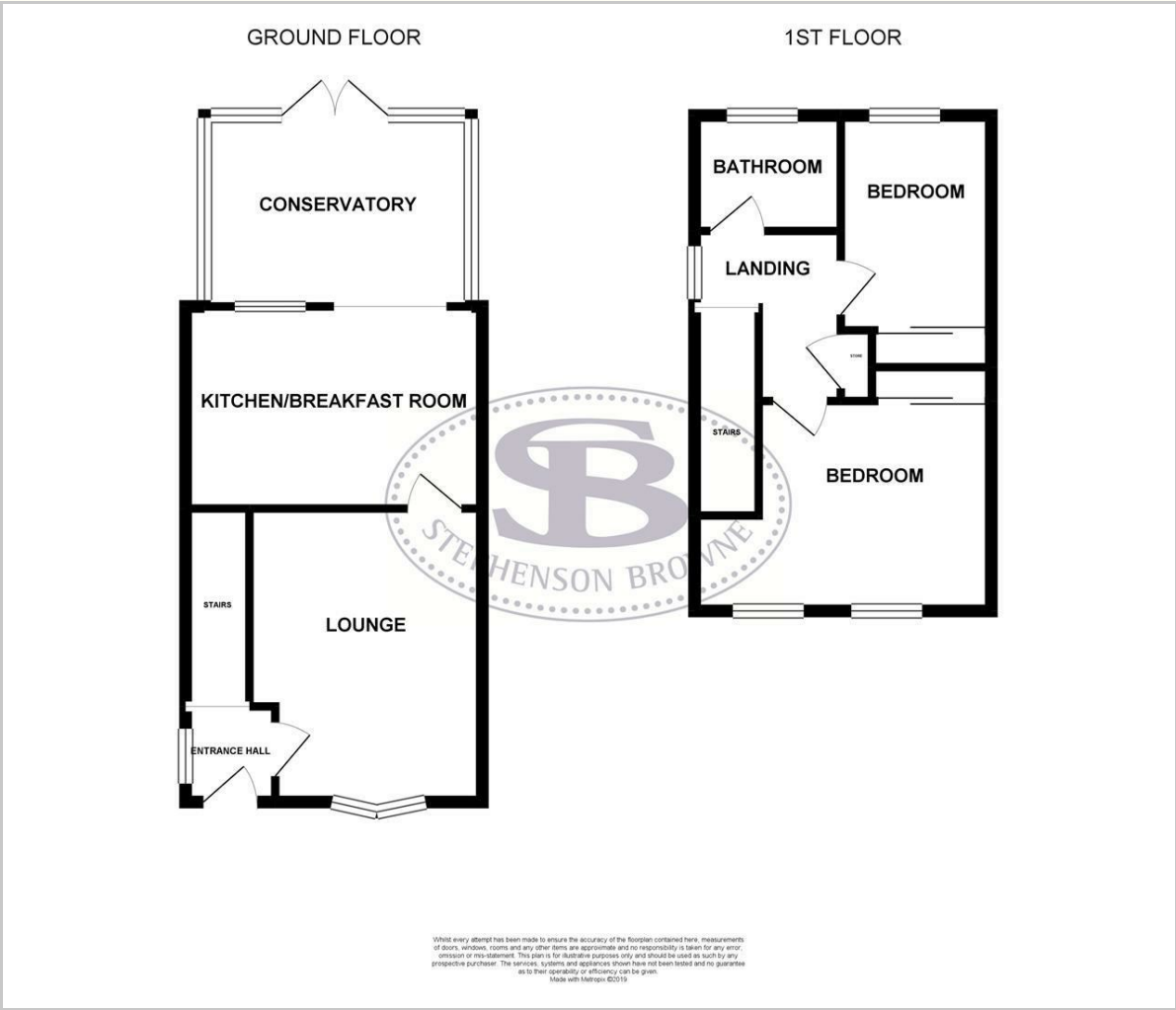
For a FREE valuation, please call or email and we will be delighted to assist.

### Council Tax

Band B



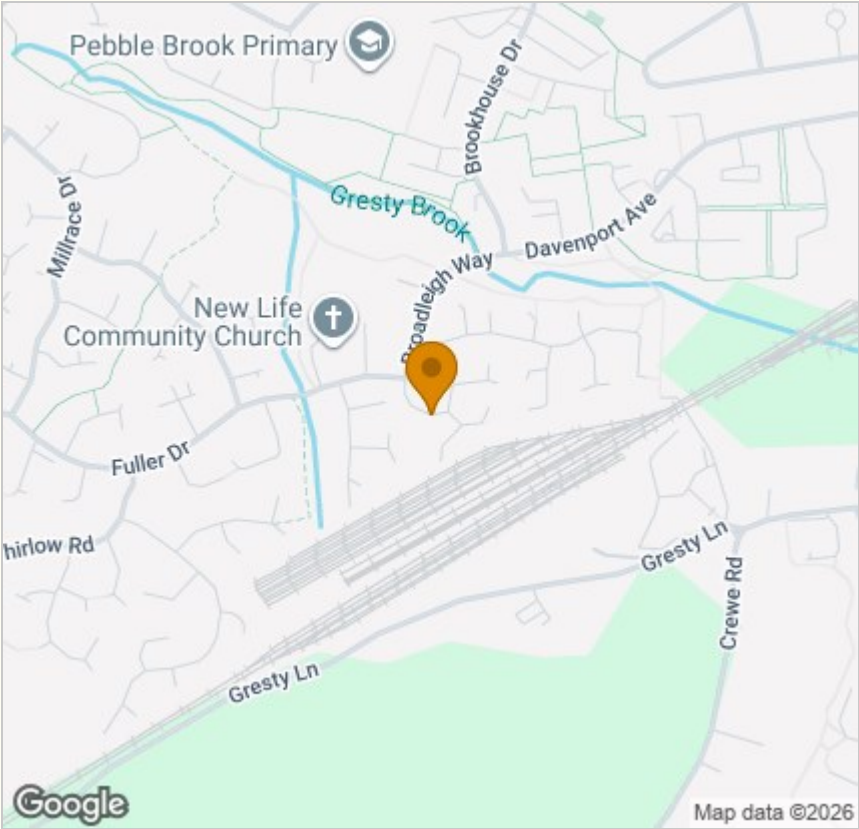
Floor Plan



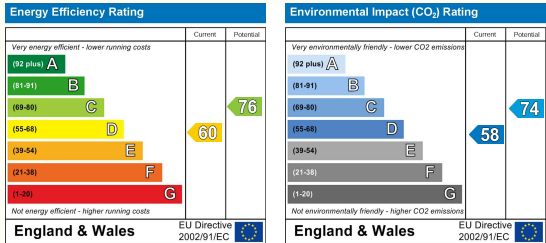
Viewing

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

Area Map



Energy Efficiency Graph



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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk