



STEPHENSON BROWNE

## Westbury Close, Crewe

CW2 6TY



**£300,000**

## Description

Stephenson Browne are delighted to present this well-maintained three-bedroom detached property, situated on the sought-after Westbury Close, offering spacious and practical accommodation ideal for a range of buyers.

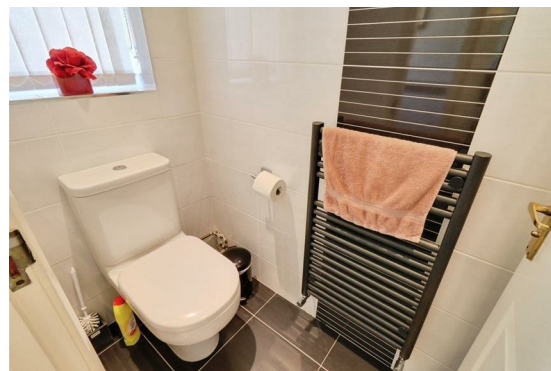
Upon entering the property, you are welcomed through to the entrance hall leading you into a bright and comfortable lounge, providing an ideal space to relax and unwind. Opening into the separate dining room, perfect for family meals or entertaining guests. The modern kitchen is well-appointed with ample storage and worktop space, and is complemented by a convenient downstairs W.C., enhancing the practicality of the home.

To the first floor, the property offers three bedrooms, two of which are generously sized doubles, both benefiting from built-in wardrobes and providing comfortable and versatile accommodation. The remaining bedroom is well-suited as a single room, nursery, or home office. A family bathroom completes the upstairs, fitted with essential fixtures for everyday use.

Externally, the property boasts a well-maintained established rear garden, offering a pleasant outdoor space to enjoy. The home also benefits from off road parking and an integral garage, providing secure parking or additional storage.

Located within a popular residential area, the property is well positioned for access to local amenities, schools, and transport links.

An early viewing is highly recommended



to fully appreciate what this property has to 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.



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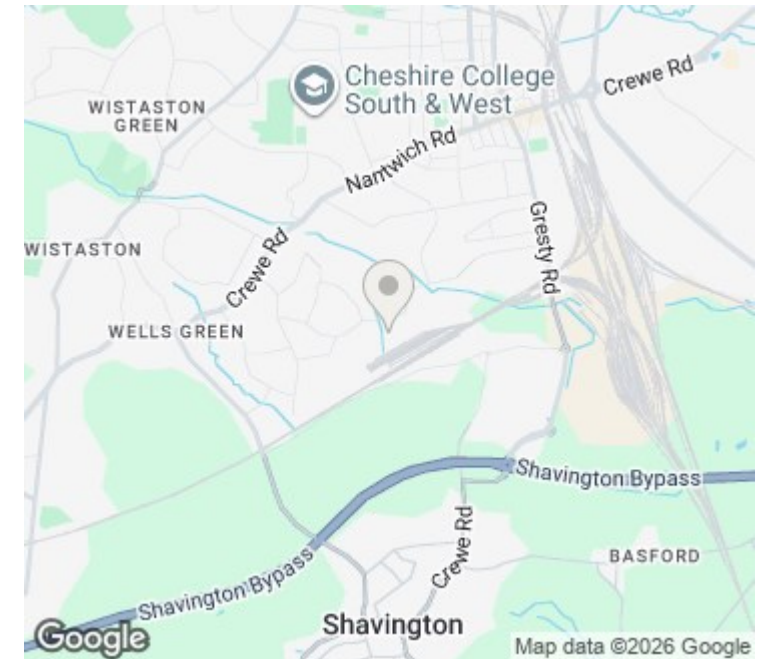


# Floorplans



While 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.  
Made with iFloorplan (2025)

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>68</b>	EU Directive 2002/91/EC

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