



**294 Hungerford Road**

CW1 6HG

**£175,000**



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STEPHENSON BROWNE

Welcome to this charming three bedroom terraced house located on Hungerford Road in the heart of Crewe. This well presented property is an ideal family home or a promising investment opportunity, situated in a highly regarded residential area that offers convenience and comfort.

As you enter, you will find two spacious reception rooms, perfect for family gatherings or entertaining guests. The lounge features a delightful bay window, allowing natural light to flood the space, creating a warm and inviting atmosphere. The large kitchen is well equipped and provides ample room, making it a wonderful space for family meals.

The property boasts three generously sized bedrooms, with the first bedroom also featuring a bay window, enhancing its appeal. The modern bathroom is tastefully designed, ensuring a relaxing retreat for all family members.

Step outside to discover the enclosed rear garden, a private oasis ideal for outdoor activities, gardening, or simply enjoying the fresh air. The garden space is perfect for children to play safely or for hosting summer barbecues with friends and family.

Located close to local amenities, this home offers easy access to shops, schools, and parks, making it a practical choice for families. With its spacious rooms and thoughtful layout, this terraced house is not only a comfortable living space but also a fantastic opportunity for those looking to invest in a thriving community.

In summary, this property on Hungerford Road is a delightful blend of modern living and traditional charm, making it a must-see for anyone seeking a new home in Crewe.

### Entrance Hall

### Hallway

**Lounge**  
13'2" x 12'3" (4.02m x 3.75m)

**Dining Room**  
13'11" x 13'4" (4.25m x 4.08m )

**Kitchen**  
17'7" x 10'4" (5.36m x 3.17m )

### Storage

### Stairs To First Floor

### Landing

**Bedroom One**  
16'4" x 13'4" (5.00m x 4.08m )





**Bedroom Two**  
13'1" x 10'9" (4.01m x 3.30m )

**Bedroom Three**  
14'2" x 10'6" (4.32m x 3.21m )

**Bathroom**

**Externally**

Low maintenance garden to the rear.

**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.

**Council Tax**

Band B

**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.

**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.



