



3 Delves Close

CW2 5EX

£185,000



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STEPHENSON BROWNE

Located in the charming setting of Delves Close, Shavington, this appealing semi-detached bungalow provides a wonderful balance of comfort and convenience. With two generously sized bedrooms, it is perfectly suited to downsizers, small families, or anyone looking for a peaceful and manageable home.

The bungalow features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its desirable location. Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. The surrounding area is known for its friendly community and tranquil environment, perfect for those who appreciate a quieter lifestyle.

Additionally, this property comes with the added benefit of no onward chain, allowing for a smoother and quicker transaction process. Whether you are a first-time buyer, looking to downsize, or seeking an investment opportunity, this bungalow presents an excellent choice.

In summary, this two-bedroom semi-detached bungalow in Shavington is a rare find, combining a prime location with comfortable living spaces. Do not miss the opportunity to make this lovely property your new home.

Entrance Hall

Lounge

10'5" x 15'5" (3.2m x 4.7m)

Hall

Bedroom 1

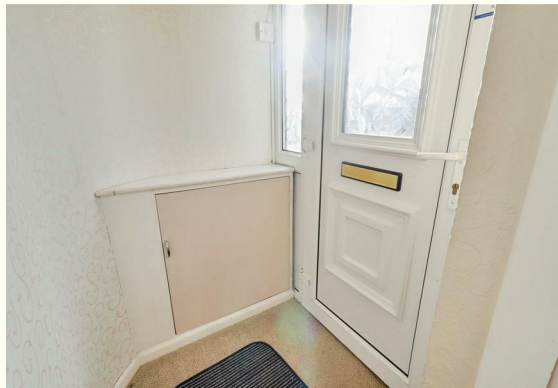
11'5" x 9'2" (3.5m x 2.8m)

Bedroom 2

8'10" x 9'6" (2.7m x 2.9m)

Kitchen

7'10" x 9'2" (2.4m x 2.8m)





Bathroom

5'6" x 4'11" (1.7m x 1.5m)

Externally

This property is approached over a well presented front garden with invaluable off road parking. The rear garden is mostly laid to lawn with mature shrubs and a pleasant patio to sit out and enjoy the warmer months.

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.

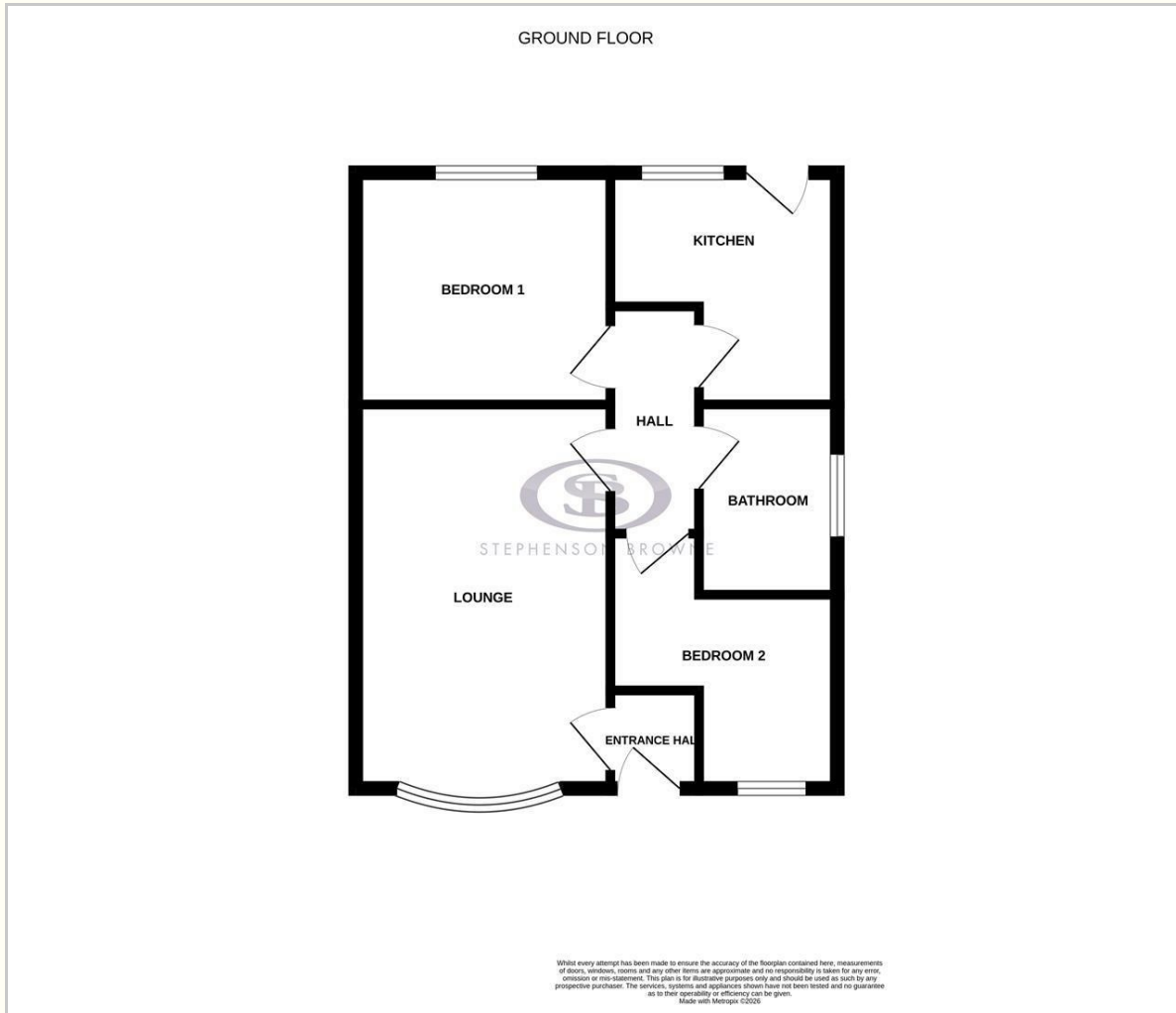
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For a FREE valuation, please call or email and we will be delighted to assist.



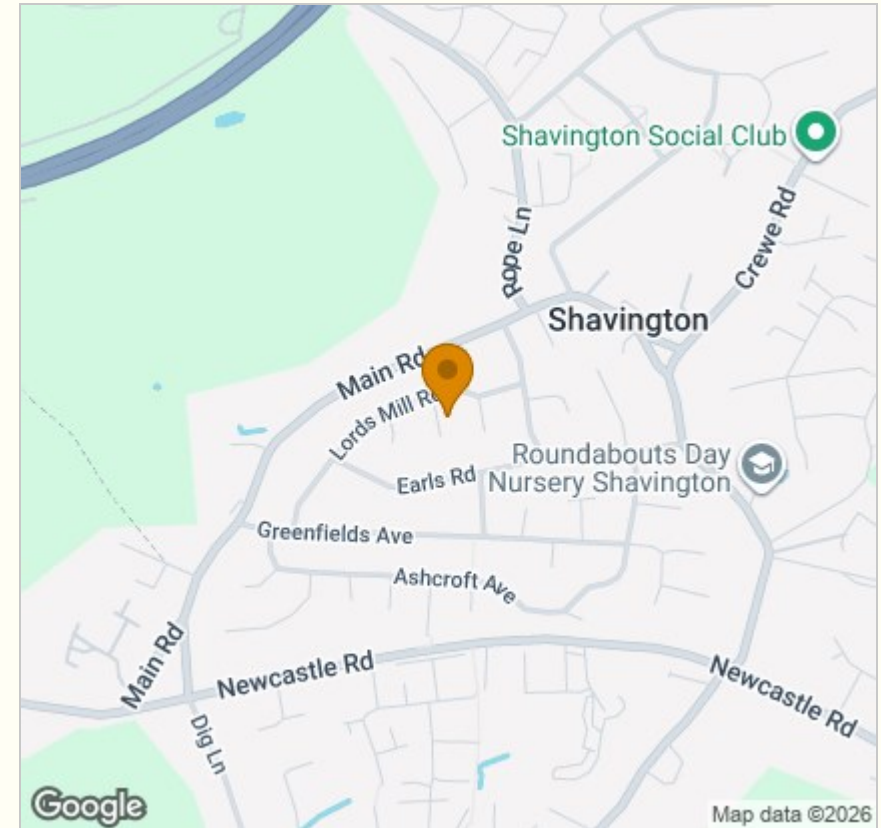
Floor Plan



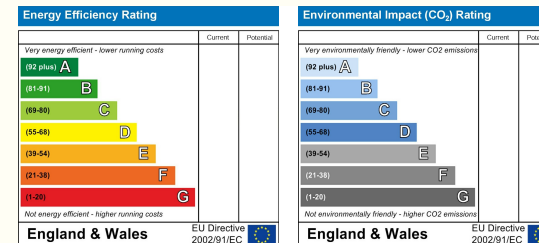
Viewing

Please contact our Crewe 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

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