



STEPHENSON BROWNE



## Conrad Close, Crewe

CW1 5HE



**Offers Over £240,000**

## Description

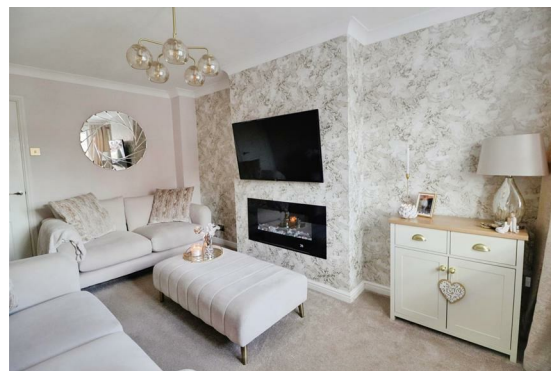
Tucked away in a quiet cul-de-sac, this beautifully presented extended three bedroom semi detached home on Conrad Close offers stylish and spacious living, perfect for modern family life. The property has been thoughtfully extended to the ground floor, creating a superb open plan kitchen and dining area, ideal for both everyday living and entertaining.

A standout feature of the home is the two sets of bi-fold doors that open out onto the patio and south-facing garden, seamlessly connecting indoor and outdoor spaces. The extension also benefits from electric blinds and underfloor heating, adding a touch of luxury and year round comfort.

Upstairs, the property offers three well proportioned bedrooms along with a contemporary, modern shower room, all finished to a high standard. Throughout the home, you'll find tasteful décor and a light, airy feel, making it truly move in ready.

Externally, the property boasts a private, south-facing garden, perfect for enjoying sunny days, along with a patio area ideal for outdoor dining. To the front, there is a driveway providing convenient off-road parking.

Located in a desirable residential area with easy access to local amenities, this fantastic home is ideal for families, first time buyers, or anyone looking for a stylish and well-maintained property.



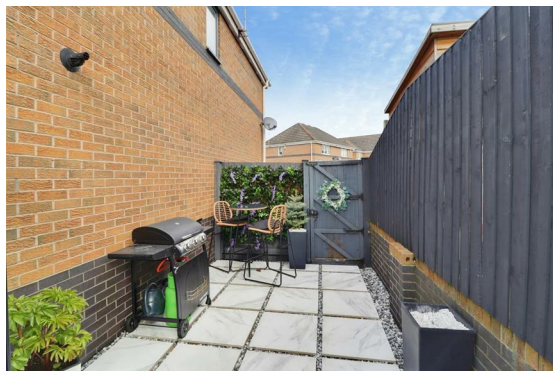


## Viewing

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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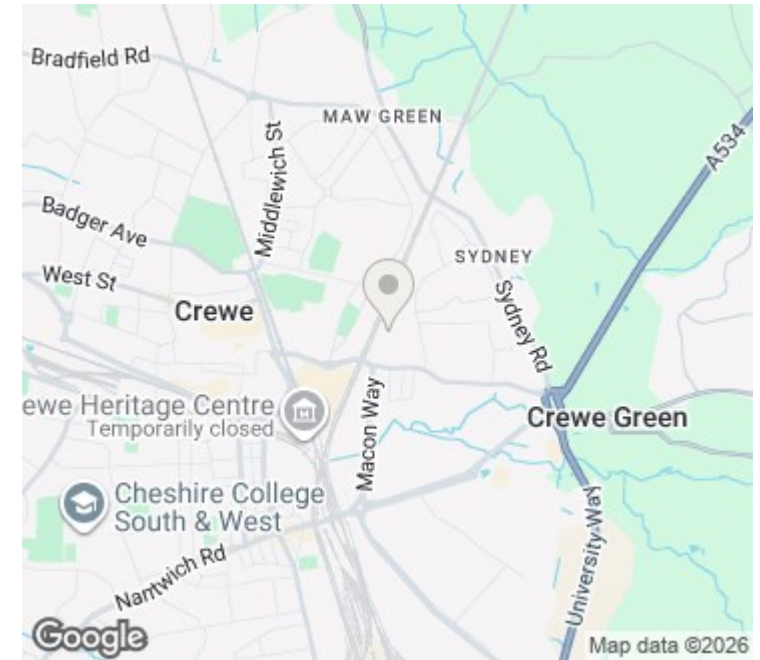


# Floorplans



Whilst 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.  
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# Area Map



# EPC Rating

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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