



STEPHENSON BROWNE

## Oak Tree Close, Crewe

CW1 5LD



**Auction Guide £160,000**

## Description

For sale by Modern Method of Auction:  
Starting Bid Price £170,000 plus  
reservation fee.

Situated in a quiet cul-de-sac, this lovely three bedroom semi detached home is offered for sale with no onward chain, making it an ideal opportunity for buyers seeking a smooth and straightforward purchase. The property provides well balanced accommodation throughout, featuring a spacious lounge/diner and a fitted kitchen with ample storage. To the rear, a bright and versatile sunroom offers additional reception space, enjoying pleasant views over the established garden and creating a seamless connection between indoor and outdoor living.

Upstairs, the property comprises three well proportioned bedrooms and a family bathroom, making it perfectly suited to families, first time buyers, or those looking to upsize. The home also benefits from good natural light throughout, enhancing the sense of space in each room.

Externally, the property boasts a mature and well maintained rear garden with established planting, providing a private and peaceful setting ideal for relaxing or hosting guests. To the front, there is driveway parking along with access to a garage, while a separate workshop offers excellent additional space for storage, hobbies, or potential home working.

With scope for modernisation or further extension (subject to the necessary planning permissions), this property presents a fantastic opportunity to create a long term family home in a desirable and convenient location, close to local



amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate the potential on offer.



### Viewing

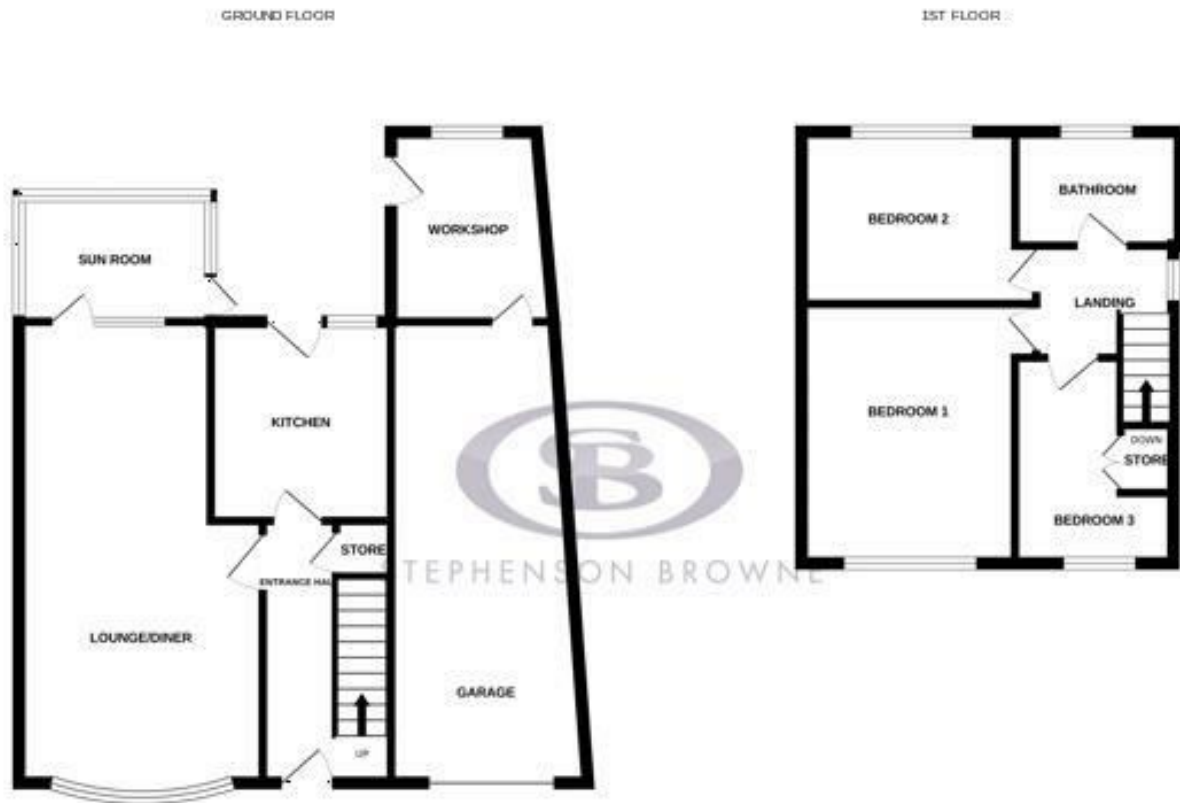
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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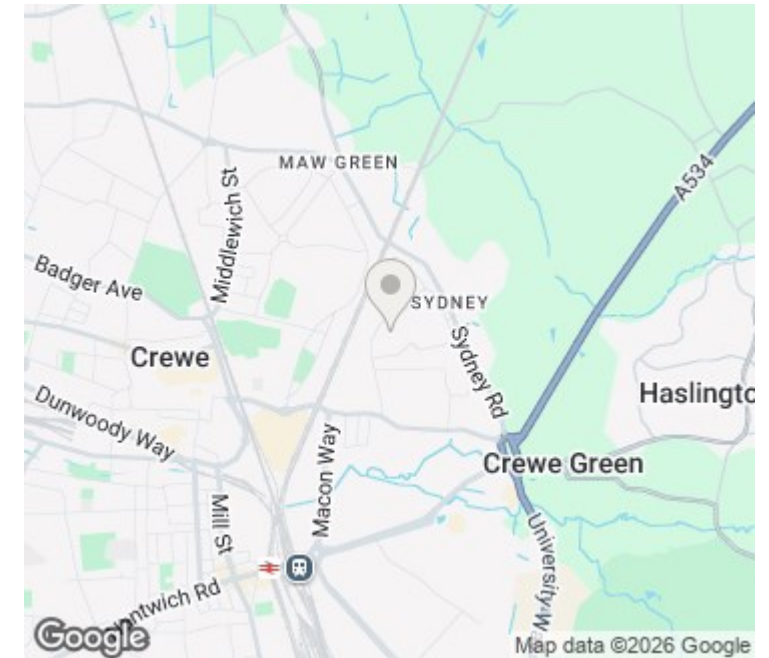


# Floorplans



While every attempt has been made to ensure the accuracy of the floorplans 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 PlanSpace 1/2024

# 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) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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>68</b>	<b>England &amp; Wales</b>
		<b>79</b>	

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