



STEPHENSON BROWNE

## Kitchener Road, Sydney

CW1 5BF



**Offers Over £325,000**



## Description

Stephenson Browne are pleased to offer for sale this spectacular detached residence on Kitchener Road. Offered for sale with no onward chain, this home is the epitome of modern living - an early inspection is highly recommended.

Situated on Anwyl Homes' Alexandra Gardens development, a thoughtfully crafted modern estate blessed with green spaces throughout, our subject property sits proudly on the corner of the road occupying a well positioned plot. This development is conveniently placed off Sydney Road, with a multitude of helpful travel links nearby, such as Crewe Railway Station and Sandbach's Junction 17 of the M6 motorway.

The ground floor is comprised of a beautifully presented and well equipped kitchen diner, boasting a view over the rear garden in addition to a separate utility room, with a W.C. off. A versatile reception room can be found off the hallway, currently used as a study, this room has a wide range of uses. The lounge is a great space for all of the family, awash with natural light thanks to the box bay window.

To the first floor, you will find four exceptionally well proportioned bedrooms, the master boasting its own en-suite. The accommodation is completed by a contemporary bathroom suite.

Occupying a corner plot, this fabulous property has a nicely presented rear garden space, with access to the driveway, which benefits from an EV charging point. Call us today for more information.



# Room Descriptions

## Hallway

## Lounge

14'2" x 13'9"

## Study

11'7" x 7'1"

## Kitchen Diner

21'1" x 11'9"

## Utility Room

6'5" x 6'3"

## Bedroom One

11'7" x 10'6"

## En Suite

## Bedroom Two

11'11" x 10'6"

## Bedroom Three

11'7" x 10'3"

## Bedroom Four

10'4" x 10'3"

## Family Bathroom

## Council Tax

Band D.

## 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.



### 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.

### 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.

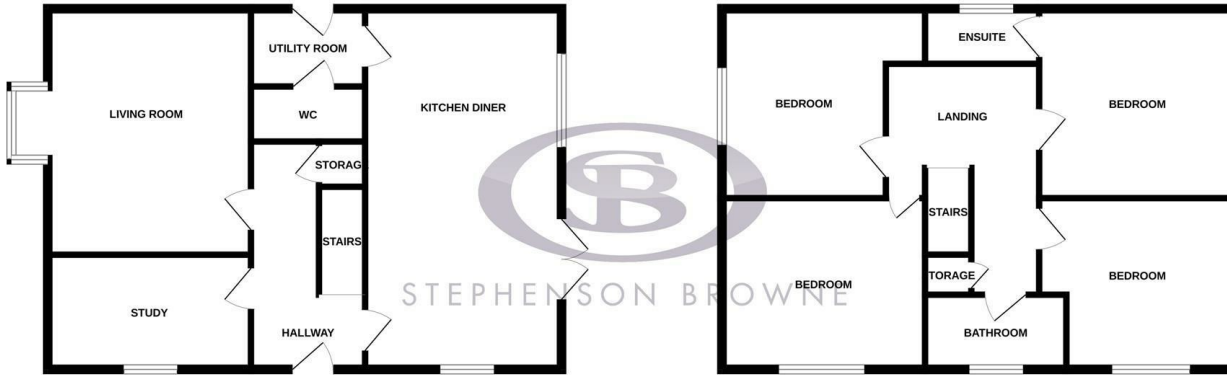
For a FREE valuation, please call or email and we will be delighted to assist.



# Floorplans

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

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			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)