



STEPHENSON BROWNE

## Mallard Avenue, Nantwich

CW5 5WE



**Auction Guide £195,000**

## Description

For sale by Modern Method of Auction:  
Starting Bid Price £195,000 plus  
reservation fee.

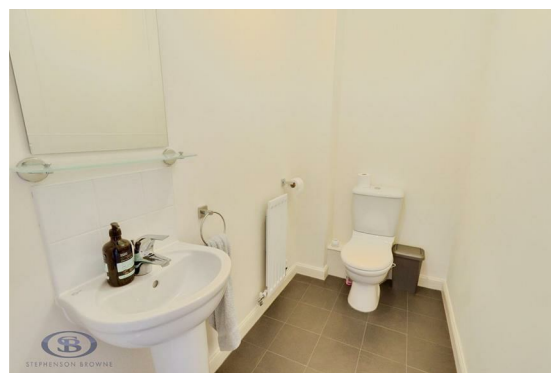
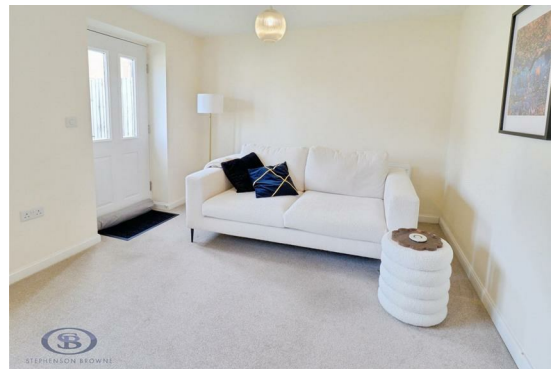
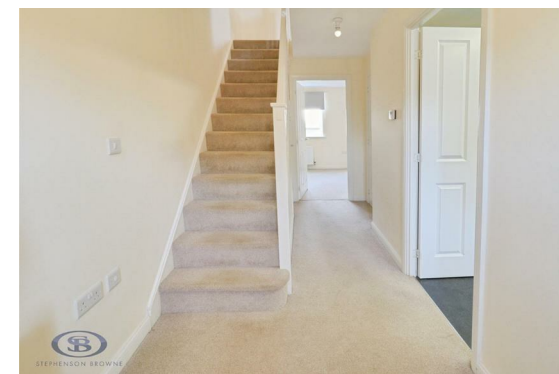
Stephenson Browne proudly present this well-presented two-bedroom modern mews property, offered to the market with no onward chain and situated in a quiet and desirable residential area of Nantwich, offering comfortable and practical living ideal for first-time buyers, small families, or investors.

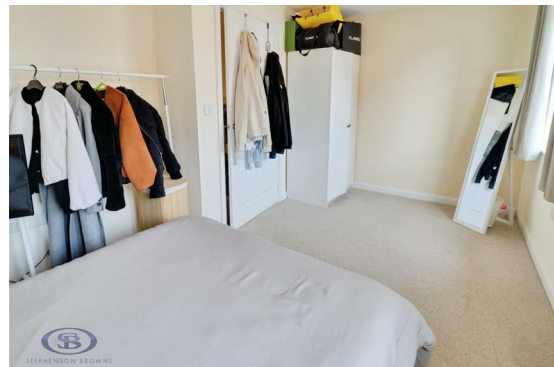
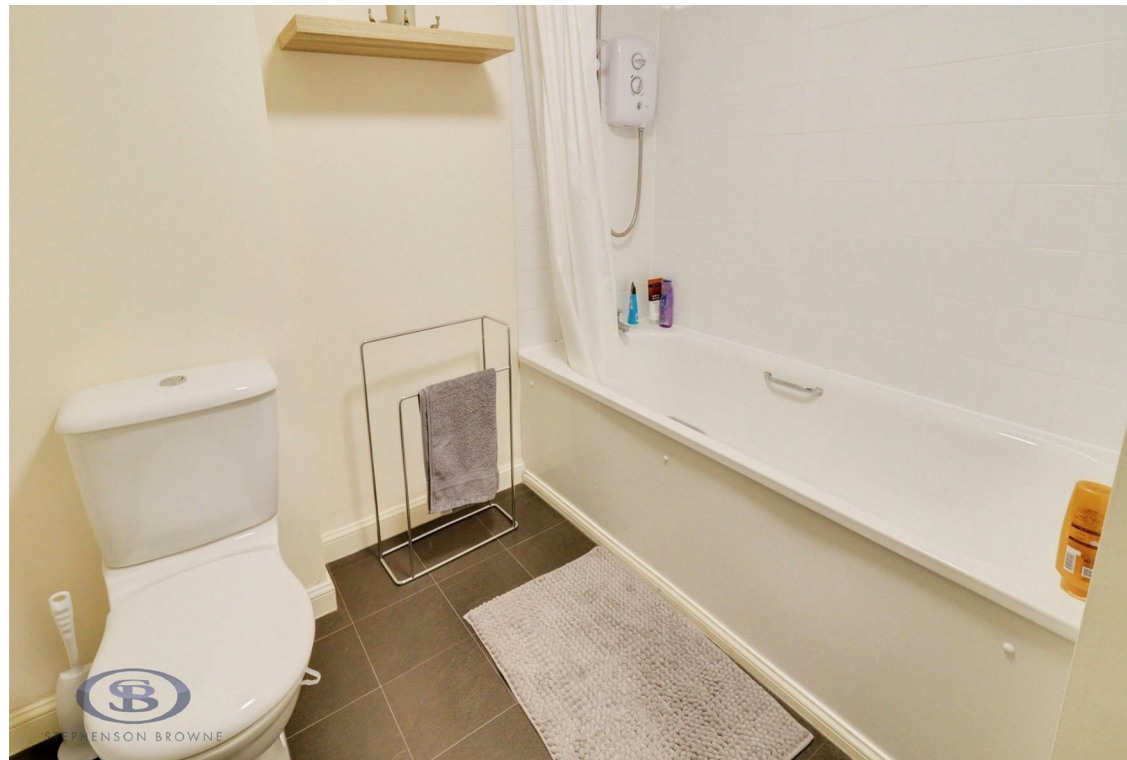
The ground floor comprises a welcoming entrance leading into a bright and spacious lounge, perfect for relaxing or entertaining. To the front of the property, there is a well appointed kitchen offering ample storage and workspace, along with the added convenience of a downstairs W.C.

Upstairs, the property offers two generously sized double bedrooms, both of a similar proportion, providing well balanced and versatile accommodation ideal for a range of buyers. Each room benefits from ample natural light and space for freestanding furniture. A well sized family bathroom completes the first floor, fitted with a modern suite comprising a bath with overhead shower, wash hand basin, and W.C.

Externally, the property benefits from a pleasant setting and a small rear garden within a popular development, with easy access to local amenities, transport links, and the charming town centre of Nantwich.

Call now to secure your viewing and avoid missing out on this fantastic opportunity!





## Viewing

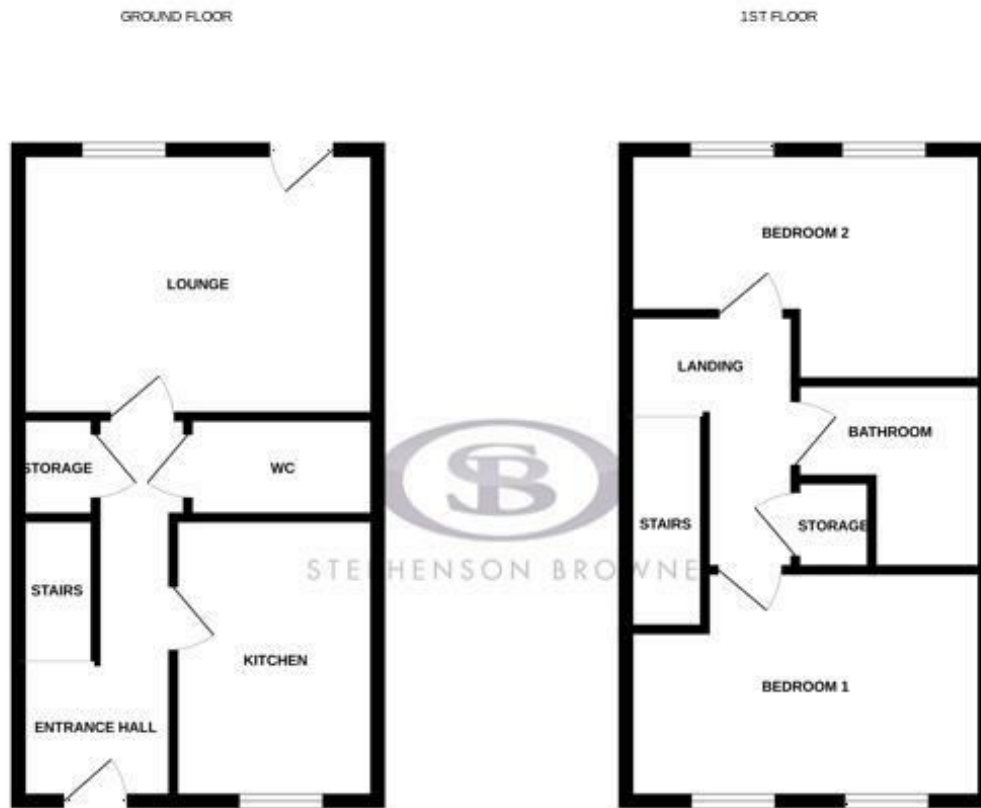
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 not 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 Telemap 1/2/20.

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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