



**3 Bedford Street**

CW2 6JA

**£140,000**



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STEPHENSON BROWNE

Stephenson Browne are pleased to offer for sale this chain free, spacious two bedroom semi detached property on Bedford Street! Only a stones throw away from Crewe Railway Station, Crewe Alexandra Football Club, and a wealth of amenities, our subject home is conveniently located making it an ideal first-time buy or investment, this is not to be missed!

The ground floor features two exceptionally versatile reception rooms, both with a multitude of uses allowing plenty of space for all. The kitchen is modern and boasts a range of wall and base units, in addition room for white goods.

To the first floor, there are two bedrooms, both of which are comfortable doubles and benefit from their own en-suite facilities. To the rear of the property there is a garden space with a stoned area and lawn.

Call us today for more information.

#### Entrance Hall

#### Living Room

11'1" x 10'11" (3.40m x 3.33m)

#### Sitting/Dining Room

12'9" x 11'10" (3.91m x 3.61m)

#### Kitchen

13'8" x 6'0" (4.17m x 1.83m)

#### Bedroom One

12'11" x 12'0" (3.96m x 3.66m)

#### Bathroom

8'11" x 6'0" (2.72m x 1.83m)





### **Bedroom Two**

10'7" x 10'2" (3.25m x 3.12m)

### **En-Suite Shower Room**

### **Externally**

Rear garden with lawn, stoned area & patio.

### **Council Tax**

Band A.

### **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.

