



## 50 Valley Road

CW2 8JY

Asking Price £245,000



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STEPHENSON BROWNE



Stephenson Browne are delighted to present this charming semi-detached house on Valley Road which offers a perfect blend of comfort and modern living. With three bedrooms, this home is ideal for families or those seeking extra space. The property features a stylish kitchen/diner, perfect for entertaining or enjoying family meals, and a welcoming lounge that provides a cosy retreat.

To the rear is the conservatory, which invites natural light and offers a lovely view of the garden, mainly laid to lawn, making it an excellent space for relaxation or outdoor activities. The garden is a delightful area for children to play or for hosting summer gatherings.

The property also boasts a modern bathroom, ensuring convenience and comfort for all residents. Additionally, the boarded loft with a ladder provides ample storage space, catering to all your organisational needs.

Parking is a breeze with space for up to four vehicles with the addition of a detached garage. The house has been thoughtfully upgraded by the current vendors, ensuring that it meets the needs of contemporary living.

Situated within walking distance to highly regarded primary and secondary schools, as well as a college, this property is perfect for families prioritising education. The area is known for its community spirit and accessibility, making it a wonderful place to call home.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the opportunity to make this delightful house your new home.

#### **Entrance Hall**

#### **Lounge**

13'3" x 9'0" (4.050m x 2.759m)

#### **Kitchen/Diner**

15'0" x 13'9" (max) (4.576m x 4.210m (max))

#### **Conservatory**

9'6" x 6'8" (2.912m x 2.047m )

#### **Garage**

#### **Stairs To First Floor**

#### **Bedroom One**

13'11" x 9'3" (4.244m x 2.820m )

#### **Bedroom Two**

11'7" x 9'3" (3.545m x 2.833m )

#### **Bedroom Three**

6'4" x 5'6" (1.941m x 1.695m )





#### Bathroom

7'0" x 5'5" (2.159m x 1.665m)

#### Landing

#### Externally

The property has a large driveway with a detached garage. Rear garden mainly laid to lawn.

#### 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.

#### Council Tax

Band B

#### 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.

#### 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.

#### Agent Note

The vendor of this property is an employee of Stephenson Browne.

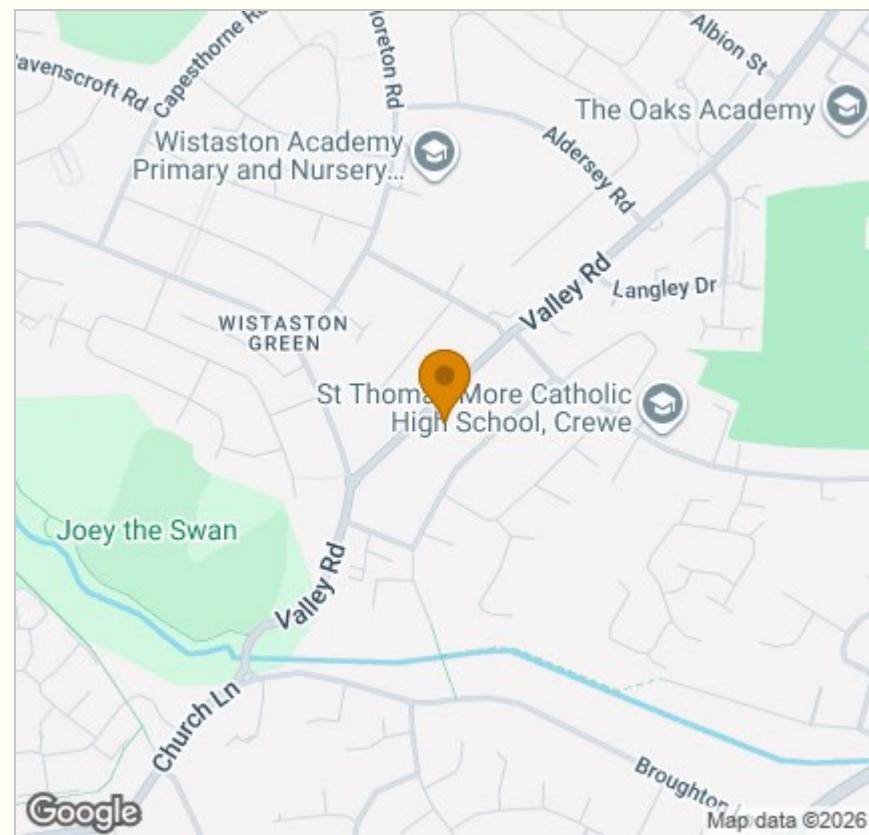
## Floor Plan



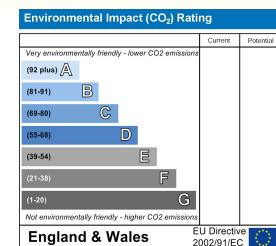
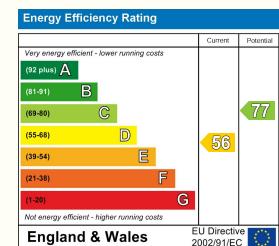
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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