



STEPHENSON BROWNE

Manor Way, Crewe

CW2 6JT



Auction Guide £220,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £220,000 plus
reservation fee.

Stephenson Browne are delighted to present for sale with no chain involved this three bedroom semi-detached property on Manor Road, offering spacious and versatile accommodation alongside excellent potential for improvement and personalisation. With two reception rooms, a useful sunroom and a generous rear garden, this property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Upon entering, the ground floor provides a practical layout, with a spacious lounge offering a comfortable setting for relaxing and unwinding. The separate dining room provides an ideal space for family meals and entertaining, whilst the kitchen offers a functional base with scope for modernisation. A convenient ground floor WC adds further practicality, and the sunroom provides valuable additional living space overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring a home office. A family bathroom completes the upstairs layout. The property also benefits from a large, fully boarded loft, providing excellent additional storage space.

Externally, the property benefits from a large rear garden with excellent potential to landscape, create outdoor entertaining areas or simply enjoy the generous space on offer. The garden provides a fantastic opportunity for a new owner to make their



own mark and further enhance the appeal of the home.

Offering three bedrooms, two reception rooms, a sunroom, a large fully boarded loft and a substantial rear garden, this property represents an excellent opportunity for buyers seeking a home with scope to add their own style and value. Early viewing is highly recommended to appreciate the space and potential available.



Viewing

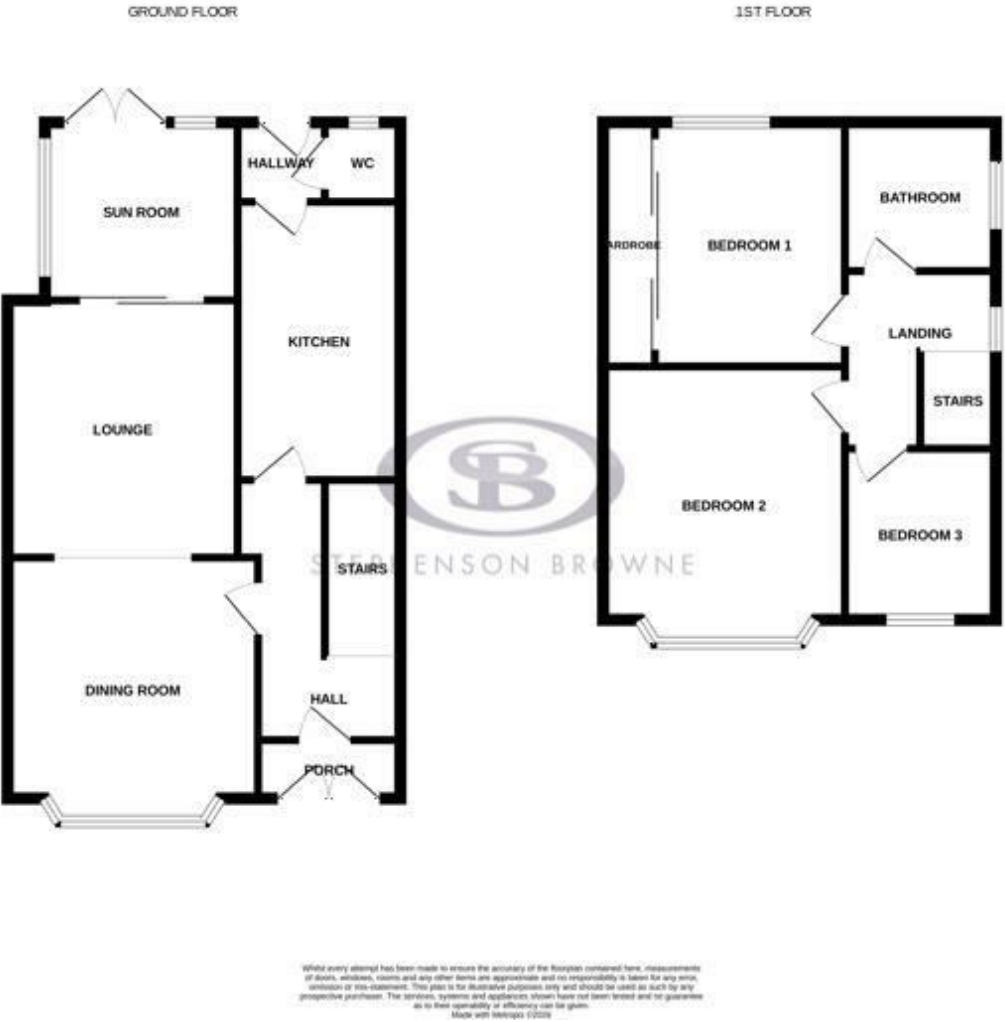
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE



Floorplans



Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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