



### 3 Lawton Street

CW2 7HZ

Asking Price £130,000



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STEPHENSON BROWNE



Stephenson Browne are pleased to present this handsome end terrace house which presents an excellent opportunity for those seeking a charming and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find well proportioned accommodation that has been recently redecorated, featuring newly fitted carpets throughout. The two reception rooms offer versatile spaces, perfect for both relaxation and entertaining. The spacious fitted kitchen is ready to be transformed into an ideal space for culinary enthusiasts, providing ample room for meal preparation and family gatherings.

The property boasts three comfortable bedrooms, ensuring plenty of space for family or guests whilst the stylish bathroom adds a touch of modern convenience.

Outside, you will discover a great outdoor space, complemented by external storage, which is perfect for gardening tools or additional belongings as well as having a useful water tap. This property combines period charm with contemporary comforts, making it an attractive choice for families or first time buyers alike.

In summary, this delightful end terrace house is a wonderful opportunity to enjoy a well located home with ample space and modern amenities. Don't miss the chance to view this lovely property!

#### **Vestibule**

#### **Entrance Hall**

3'0" x 11'1" (0.933m x 3.400m)

#### **Living Room**

12'1" x 11'0" (3.688m x 3.377m)

#### **Dining Room**

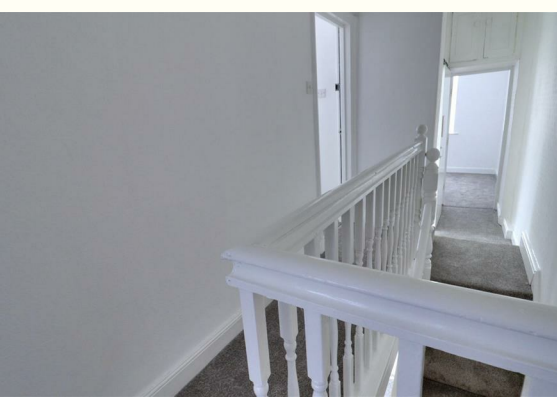
11'10" x 9'8" (3.615m x 2.963)

#### **Kitchen**

15'8" x 8'9" (4.776m x 2.689m)

#### **Stairs to First Floor**





**Bedroom One**  
15'1" x 11'10" (4.622m x 3.629m)

**Bedroom Two**  
11'10" x 9'8" (3.632m x 2.958m)

**Bedroom Three**  
9'2" x 8'9" (2.813m x 2.669)

**Bathroom**

**Externally**

The property is approached over a neat, walled forecourt garden. To the rear, the space is fully enclosed and has a secure outbuilding with water tap.

**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**

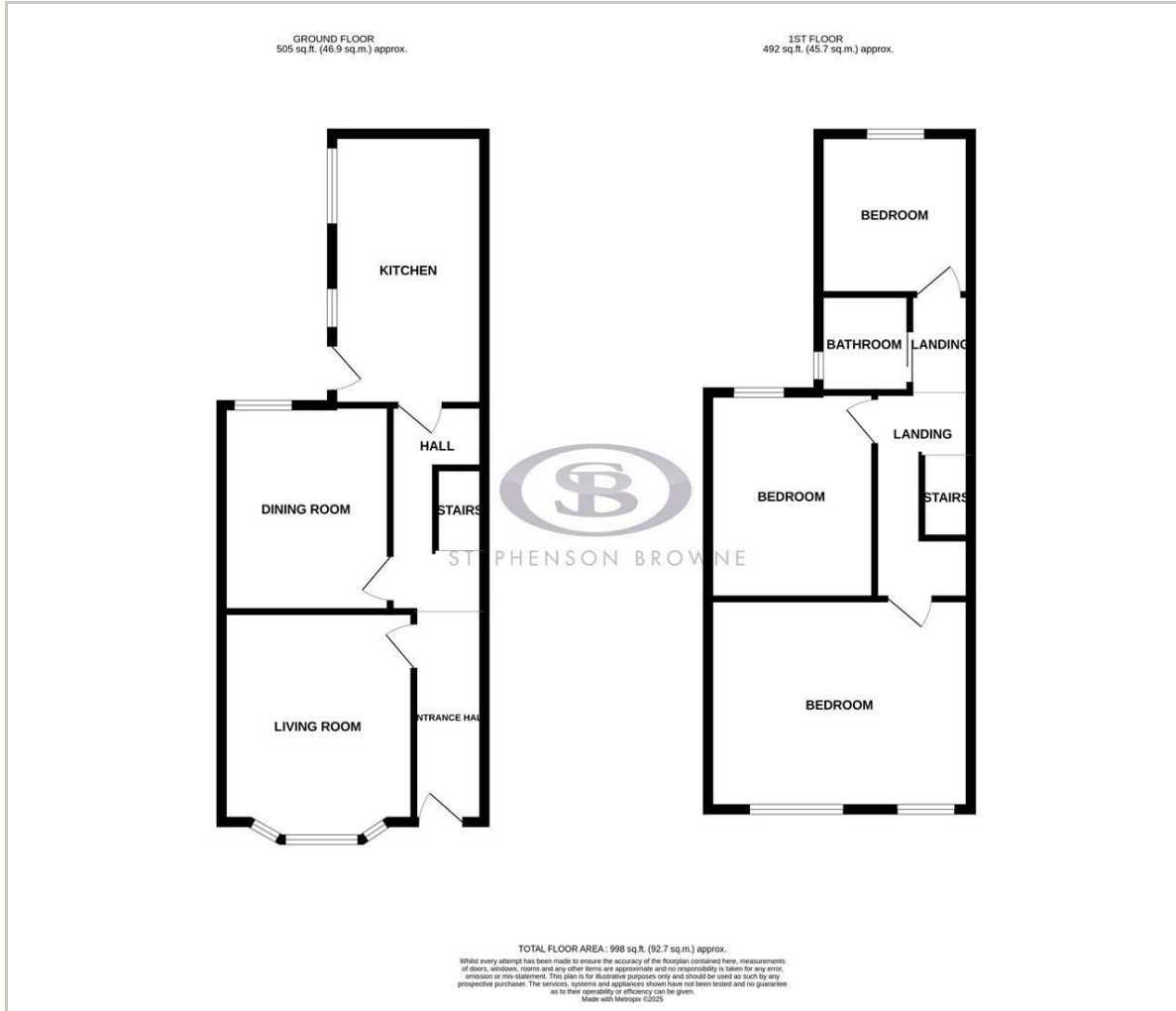
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

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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.

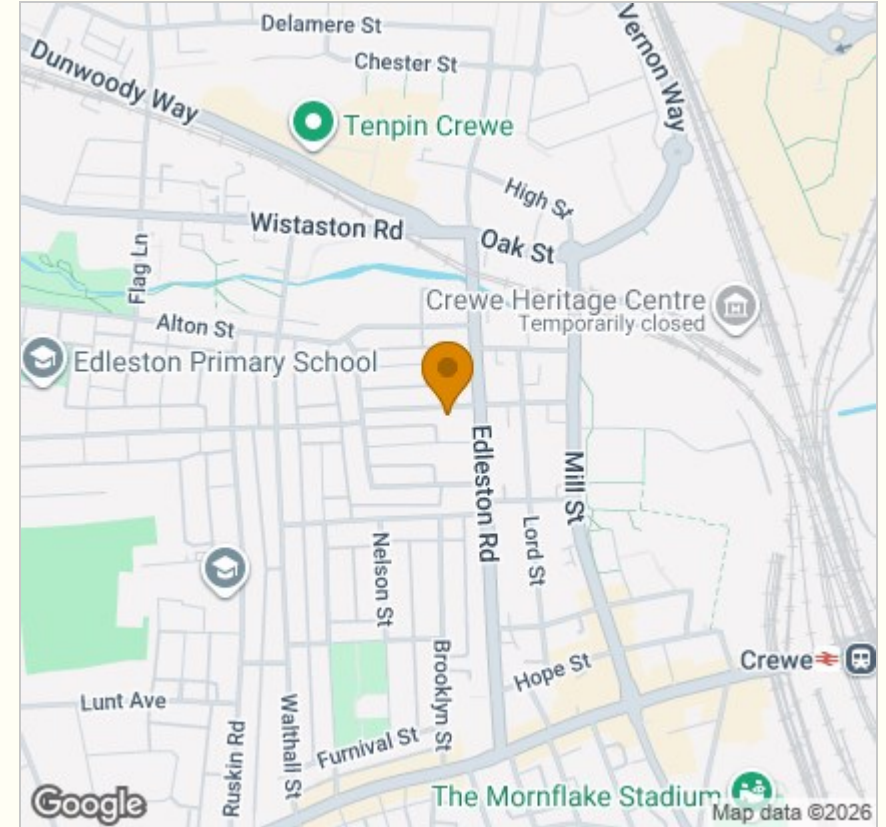
## Floor Plan



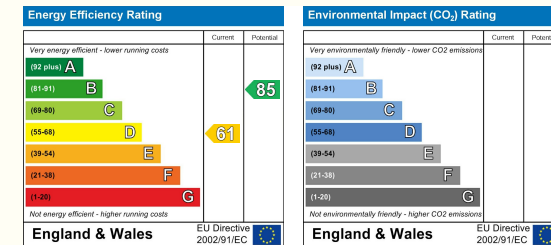
## Viewing

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

## Area Map



## Energy Efficiency Graph



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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