46. Newfield Drive

CW1 4AS

Offers Over £170,000

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STEPHENSON BROWNE

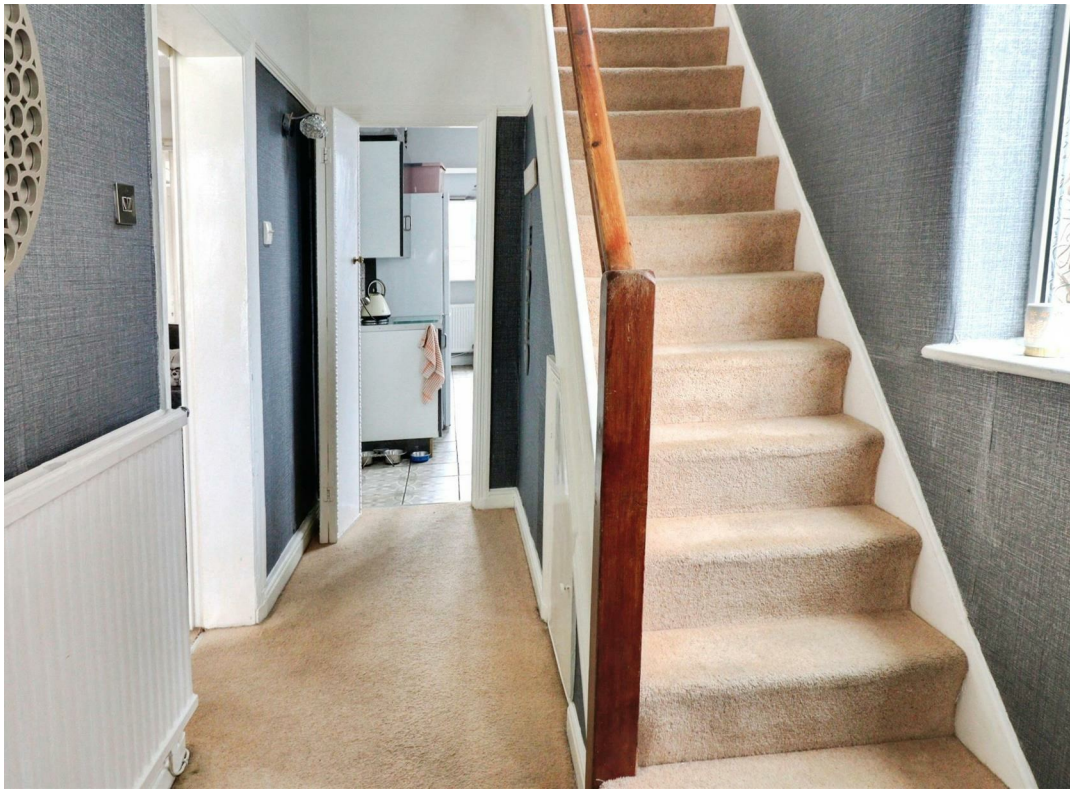
Stephenson Browne are delighted to bring to the market this beautifully presented three bedroom house which offers a delightful blend of comfort and convenience. The property boasts an inviting exterior and a well maintained enclosed garden, perfect for enjoying the outdoors or entertaining guests. With parking available for two vehicles to the front, accessibility is never a concern.

Inside, the property is tastefully decorated throughout, the spacious through lounge diner with a deep bay window to the front and French doors to the rear allow light to flood in. This room creates a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings. The fitted breakfast kitchen is both practical and stylish, providing a wonderful space for culinary adventures.

The three bedrooms to the first floor are generously sized, ensuring ample room for relaxation and rest. Additionally, the loft area presents an opportunity for further development, previously used as a play room with skylight windows and glow painted walls creating a bright atmosphere. The modern shower room is well fitted and stylish.

This home is equipped with double glazing and gas central heating, ensuring a comfortable living environment throughout the year. Its prime location means you are within walking distance of the local retail park and various amenities, making daily errands and leisure activities easily accessible.

This property is ideal for a wide range of buyers, whether you are a first time homeowner, a growing family, or looking to downsize. With its attractive features and convenient location, this house on Newfield Drive is a wonderful opportunity not to be missed.



Entrance Porch

Entrance Hall

Lounge
12'8" x 9'11"

Dining Area
10'0" x 9'10" excluding bay

Kitchen Breakfast Area
18'1" x 6'8"

Stairs to First Floor Landing

Bedroom One
13'7" x 9'3"

Bedroom Two
10'6" x 10'4"

Bedroom Three
7'8" x 6'10"

Shower Room
7'4" x 5'11"

Externally
The property stands within good size gardens, to the front there is parking for two vehicles

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.

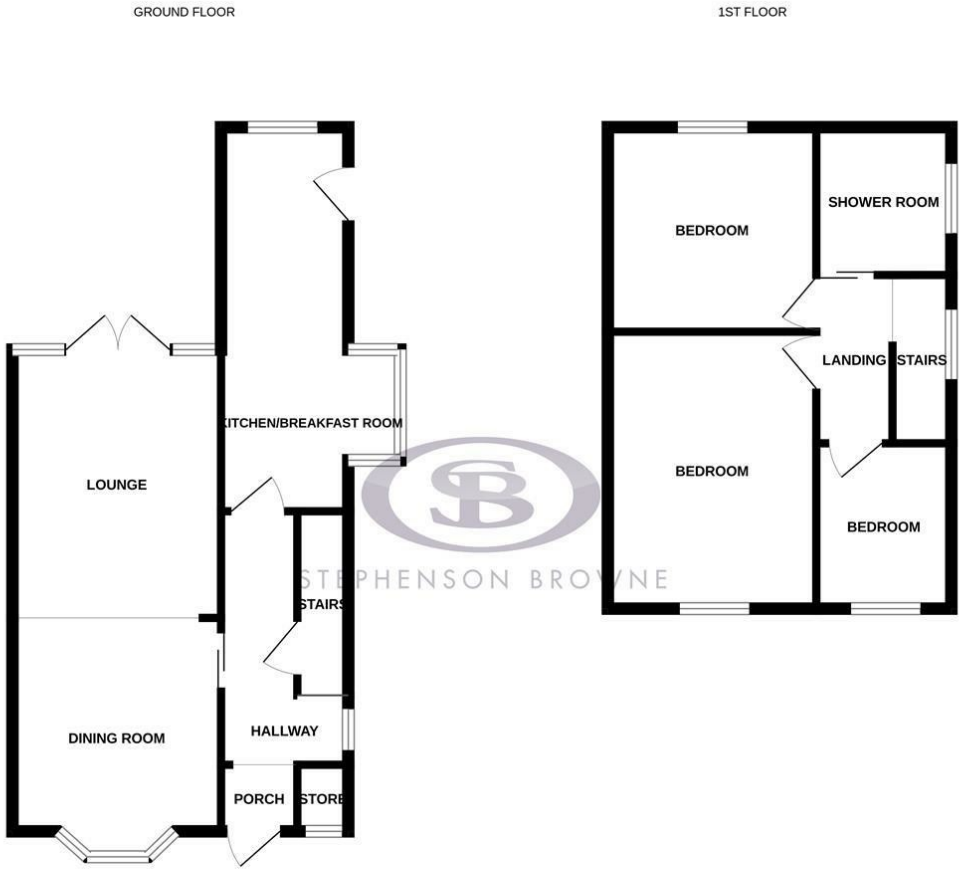
For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax
Band B

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.

- Lovely Mature Semi
- Spacious Through Lounge Diner
- Extended Breakfast Kitchen
- Three Bedrooms & Loft Area
- Modern Fitted Shower Room
- Enclosed Garden & To Rear
- Parking For Two Vehicles To Front
- Double Glazing & Gas Central Heating
- Popular Location Close To All Local Amenities
- Ideal For All Age Groups & Worthy Of An Early Viewing

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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.
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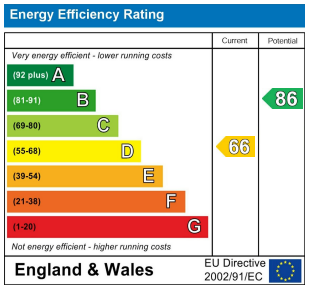
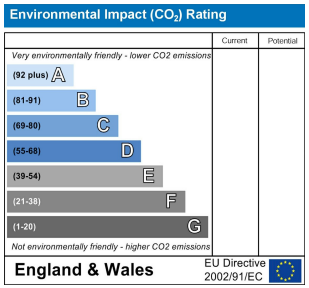
Area Map





Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP
Telephone: 01270 252545 Email: crewe@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk