



STEPHENSON BROWNE

## Vincent Street, Crewe

CW1 4AA



**£115,000**

## Description

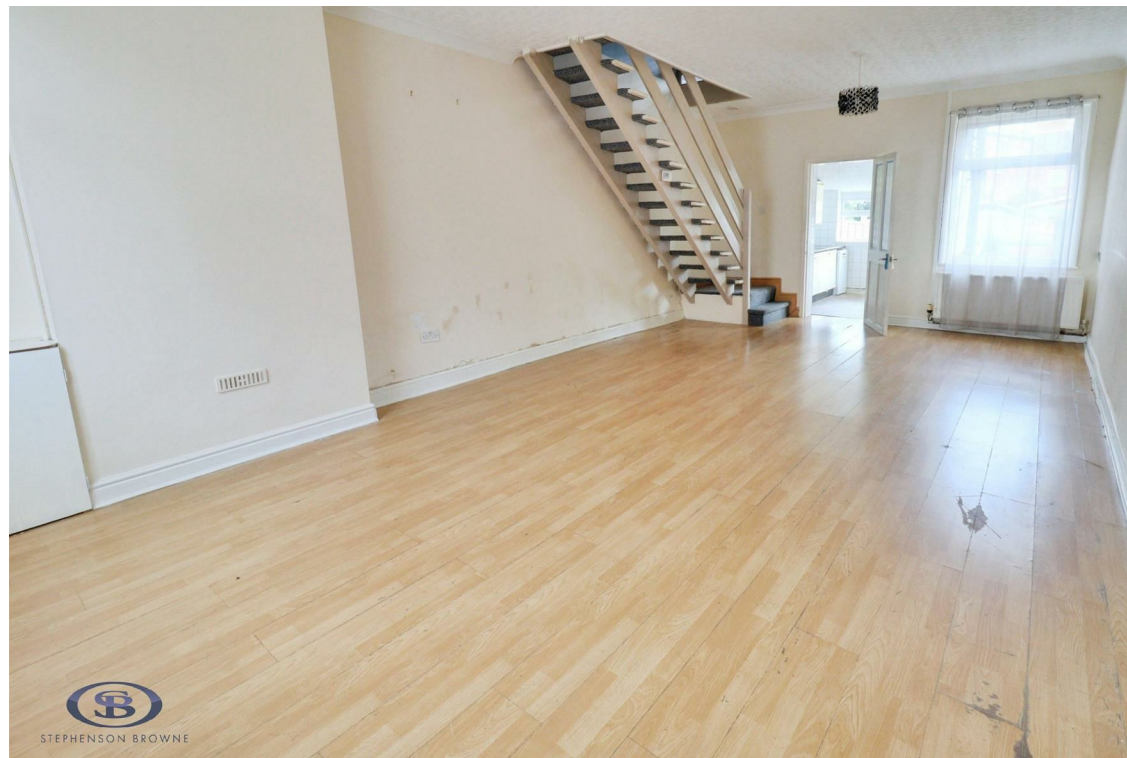
Stephenson Browne are pleased to present this well proportioned two bedroom property, situated on Vincent Street, offering comfortable living with a practical layout.

Upon entering, you are welcomed into a bright and inviting reception room currently used as a lounge/diner, providing an ideal space to relax and unwind. The property also benefits from a well appointed kitchen, offering ample storage and worktop space to suit everyday needs.

To the first floor, the property offers two well proportioned bedrooms, both providing comfortable and versatile accommodation. The principal bedroom offers ample space for furnishings. A family bathroom completes the first floor, fitted with essential fixtures for everyday use.

Externally, the property features a rear garden which is predominantly patio, creating a low-maintenance outdoor space ideal for seating and entertaining.

Conveniently located close to local amenities and transport links, this property would make an excellent purchase for a range of buyers. Early viewing is highly recommended.

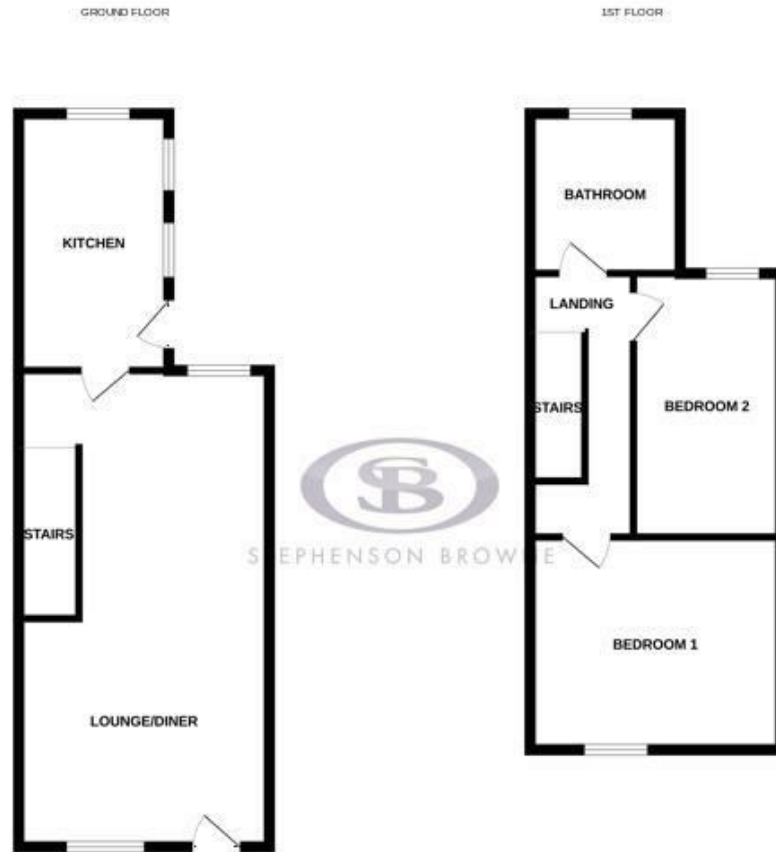




## Viewing

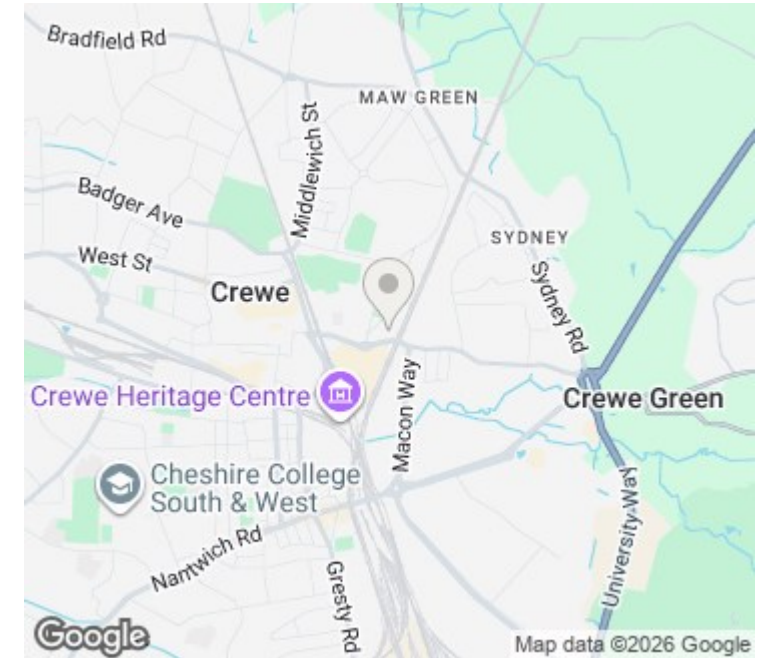
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, facilities and appliances shown are not guaranteed and no guarantee is given as to their availability or efficiency can be given. Plans valid from 12/2021

# Area Map



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>69</b>	Potential: <b>85</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>69</b>	Potential: <b>85</b>
EU Directive 2002/91/EC	

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**

**T: 01270 252545 E: crewe@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)