



STEPHENSON BROWNE

## Clifford Fletcher Walk, Crewe

CW1 5DE



**Auction Guide £250,000**

## Description

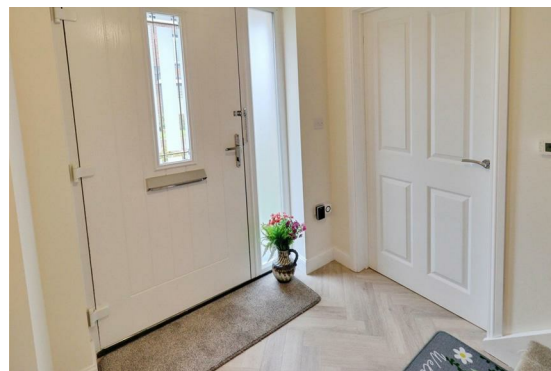
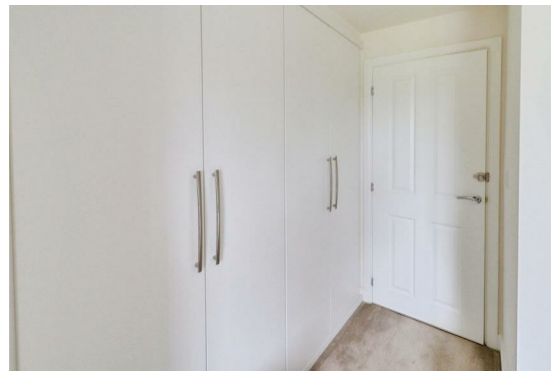
For sale by Modern Method of Auction:  
Starting Bid Price £275,000 plus  
reservation fee.

This beautiful home is nestled in the charming area of Clifford Fletcher Walk in Crewe. There is no buying chain involved and the property is ready to move straight into, a prime property for all types of buyers whether you are looking to find your dream home, or buy as an investment.

This delightful home boasts a spacious layout, providing ample room for comfortable living. Each of the three bedrooms are well proportioned, the principal having built in wardrobes and a beautiful en-suite facility all offering a peaceful retreat for rest and relaxation, with large windows allowing light to flood in creating a bright and airy feel throughout. The property also has solar panels ensuring that energy costs are kept to a minimum.

The house is designed to cater to modern living each room flowing effortlessly into the next, with a welcoming atmosphere that invites you to make it your own. The living areas have a contemporary feel, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen diner family area is open plan, functional and well equipped with many integrated appliances, making meal preparation a pleasure, there is also a useful utility.

Situated in a friendly neighbourhood, this property benefits from convenient access to local amenities, schools, railway station and parks, ensuring that everything you need is within easy reach. The surrounding area is known for its



community spirit and offers a variety of recreational activities for all ages.

Whether you are looking to settle down in a family home or seeking a spacious property to accommodate your lifestyle, this house is a wonderful choice. With its appealing features and prime location, it is sure to attract interest from prospective buyers and renters alike.

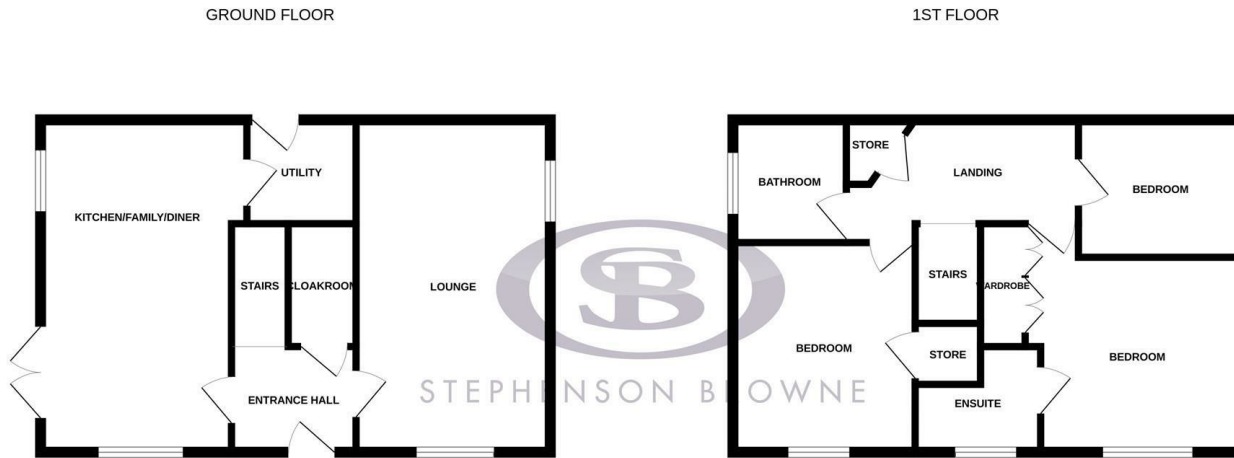
Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your famil



### Viewing

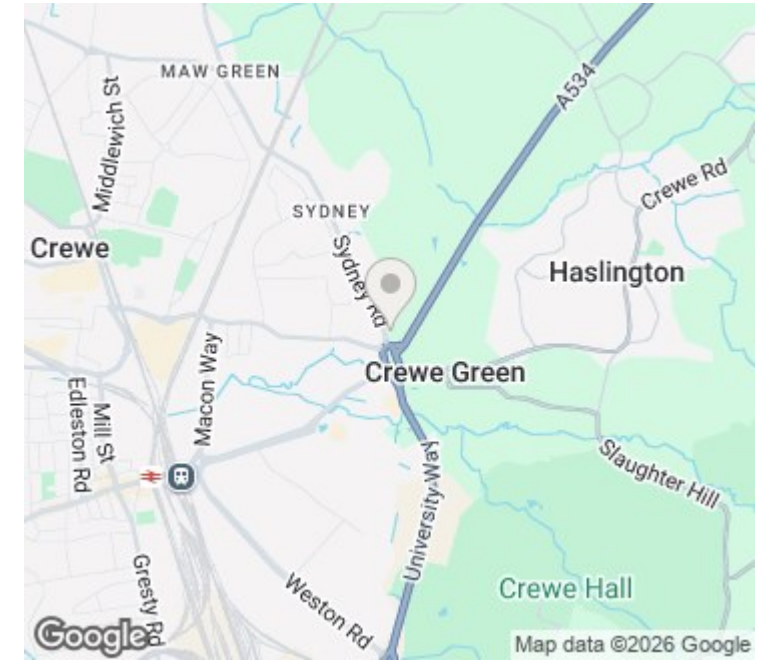
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every 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



Energy Efficiency Rating		Current	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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