



STEPHENSON BROWNE

## Salisbury Close, Crewe

CW2 6JN



**Auction Guide £155,000**

# Description

For sale by Modern Method of Auction: Starting Bid Price £155,000 plus reservation fee.

Situated in a popular and convenient residential location in Crewe, this beautifully presented three storey home offers spacious and versatile accommodation throughout, making it an ideal purchase for first time buyers, growing families or investors alike. Offered for sale with no onward chain, the property is move in ready and finished to a modern standard, allowing prospective purchasers to settle straight in with minimal effort required.

The ground floor briefly comprises a welcoming entrance hallway and a modern fitted kitchen diner with ample worktop and storage space. There is also a separate utility room providing additional practicality, along with a convenient downstairs WC. The layout has been thoughtfully designed to suit modern family living, with bright and well proportioned rooms throughout.

To the upper floors, the property continues to impress with three generously sized bedrooms and a comfortable lounge arranged across two levels. The principal bedroom benefits from its own private en suite shower room, creating an excellent main bedroom retreat. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor dining and entertaining during the warmer months. In addition, the home benefits from an allocated parking space for added convenience.

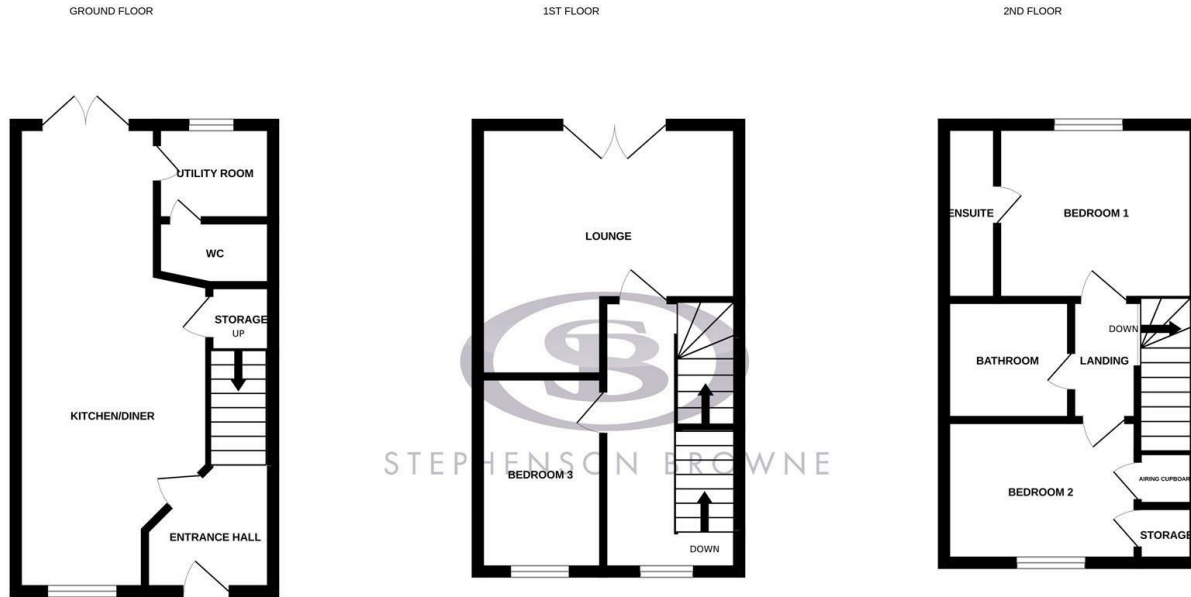
The property is ideally positioned close to a range of local amenities, well regarded schools, retail facilities and excellent transport links, including easy access to Crewe town centre and railway station. Combining spacious accommodation, practical features and a desirable location, this fantastic home must be viewed to be fully appreciated.



# 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) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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