



## 22 Salisbury Close

CW2 6JN

Asking Price £185,000



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STEPHENSON BROWNE



Located on Salisbury Close in Crewe, this charming end-terrace townhouse offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including bedroom one complete with an en suite shower room, this property is ideal for families or those seeking extra space.

The ground floor features an inviting kitchen diner with the addition of a lounge on the first floor, providing ample space for relaxation and entertaining. A convenient downstairs WC adds to the practicality of the layout. The family bathroom, located on the upper floor, is designed to cater to the needs of a busy household.

One of the standout features of this home is its low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property benefits from allocated parking for one vehicle, ensuring ease of access.

Situated in a sought-after location, this townhouse is just a short walk from the railway station, making it an excellent choice for commuters. Families will appreciate the proximity to highly regarded schools, enhancing the appeal for those with children.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity in a vibrant community. Don't miss your chance to view this delightful property in Crewe.

#### Entrance Hall

#### Kitchen/Diner

22'4" x 9'3" (max) (6.827m x 2.833m (max))

#### Utility Room

5'1" x 4'6" (1.573m x 1.396m )

#### WC

#### Storage

#### Stairs To First Floor

#### Landing

#### Lounge

12'1" x 12'6" (max) (3.690m x 3.831m (max))

#### Bedroom Three

9'4" x 6'0" (2.858m x 1.842m )

#### Stairs To Second Floor

#### Landing

#### Bedroom One

9'4" x 8'4" (2.867m x 2.565m )







### En Suite

### Bedroom Two

9'3" x 6'10" (2.842m x 2.083m )

### Bathroom

### Externally

The property sits in a popular residential area, there is an allocated parking space and a garden to the rear.

### 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.

### Council Tax

Band C

### 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.





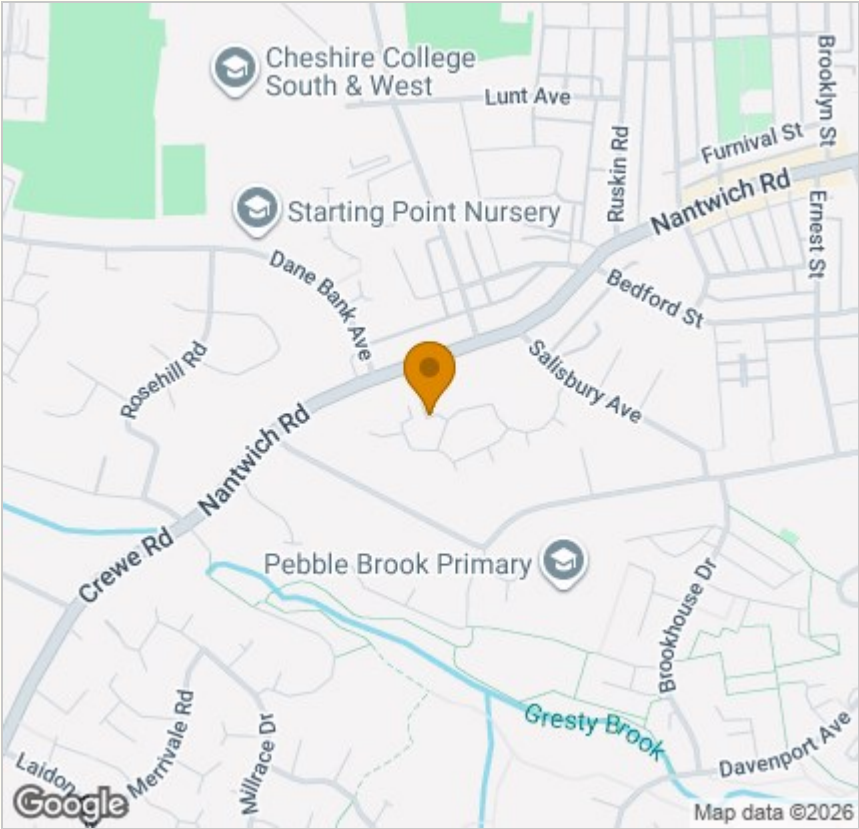
Floor Plan



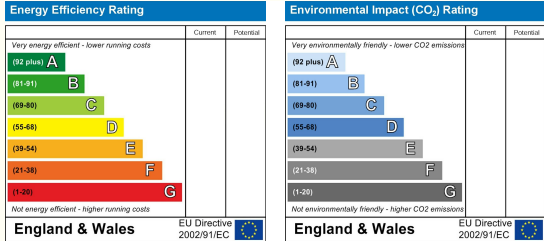
Viewing

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

Area Map



Energy Efficiency Graph



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