



STEPHENSON BROWNE

Shelley Drive, Wistaston, Crewe

CW2 8DJ



£230,000

DESCRIPTION

This delightful home is nestled in the charming area of Shelley Drive, Wistaston. Immaculately presented throughout this dormer semi-detached bungalow is a true gem. With two spacious double bedrooms and ample storage, this property offers a perfect blend of comfort and style, making it an ideal home for a variety of buyers.

As you step inside, you will be greeted by a modern and contemporary design that flows effortlessly from room to room. The heart of the home is undoubtedly the kitchen diner, which provides a wonderful social space for family gatherings and entertaining friends. The ground floor bathroom adds to the convenience of this delightful property, ensuring that all essential amenities are easily accessible.

The exterior of the bungalow is equally impressive, boasting a beautiful presentation that enhances its curb appeal, there is a garage and invaluable off road parking. With no buying chain involved, this property is ready for you to move in and make it your own.

Located in a highly sought after and desirable area, residents can enjoy the benefits of nearby woodland walks, local amenities, and excellent bus routes. Furthermore, the property offers great access to both Nantwich and Crewe town centres, making it an ideal spot for those who appreciate a blend of tranquillity and convenience.

Ring us today to secure your viewing.

This bungalow is not just a house; it is a place where memories can be made. Whether you are a first-time buyer, a downsizer, or looking for a peaceful retreat, this property is sure to impress. Do not miss the opportunity to view this stunning home in Wistaston.





ROOM DESCRIPTIONS

Entrance Hall

Lounge

15'2" x 10'5"

Ground Floor Bathroom

8'9" x 6'11"

Kitchen Diner

19'11" x 9'4"

Stairs to First Floor

Bedroom One

14'9" x 10'4"

Bedroom Two

14'9" x 5'8"

Externally

The property stands within lovely landscaped gardens providing an ideal area for sitting out during the summer months.

Garage

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.



Floorplans



Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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

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