



82 VICTORIA STREET, CREWE, CW1 2JL

ASKING PRICE £122,000



STEPHENSON BROWNE

This charming row of cottages are a rare find, being superb Grade II listed properties that exude character and history, we are certainly thrilled to present this delightful cottage set within the confines of Crewe town centre to the market. We highly recommend an early viewing to truly appreciate its unique offerings. The property is a blank canvas allowing you to incorporate your own individual ideas and impressions to truly make this unique to you.

Upon entering, you are welcomed by a secure porch that gives access to both no. 82 and 82a. The front doorway leads into an inviting entrance hall. This space provides access to two well proportioned reception rooms, perfect for both relaxation and entertaining one being connected to the fitted kitchen which is functional and offers a practical space for culinary pursuits. The cottage boasts two comfortable bedrooms, both with built in storage and there is a well appointed modern bathroom.

One of the standout features of this property is parking to the rear, unique within the confines of the town, adding to the overall appeal. There is also a small courtyard which provides an excellent outdoor space to enjoy during the summer months.

This property should suite a wide variety of buyers to include investors, first time buyers, or anyone seeking a centrally located home. With no buying chain involved, the process is made simpler for prospective buyers.

In summary, this characterful cottage on Victoria Street is a wonderful opportunity not to be missed. We invite you to come and view this property, as we are confident that this home will not be on the market for long.

Shared Entrance Porch

Entrance Hall

Lounge

11'6" x 11'2" (3.507m x 3.412m)

Dining Room

15'6" x 8'1" (4.74m x 2.482m)





Kitchen

9'9" x 6'10" (2.985m x 2.088m)

Rear Open Porch

Stairs to First Floor Landing

Bedroom One

11'6" x 11'3" (3.516m x 3.452m)

Bedroom Two

12'4" x 8'6" maximum (3.776m x 2.598m maximum)

Bathroom

Externally

To the rear is a small courtyard garden with off road parking.

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

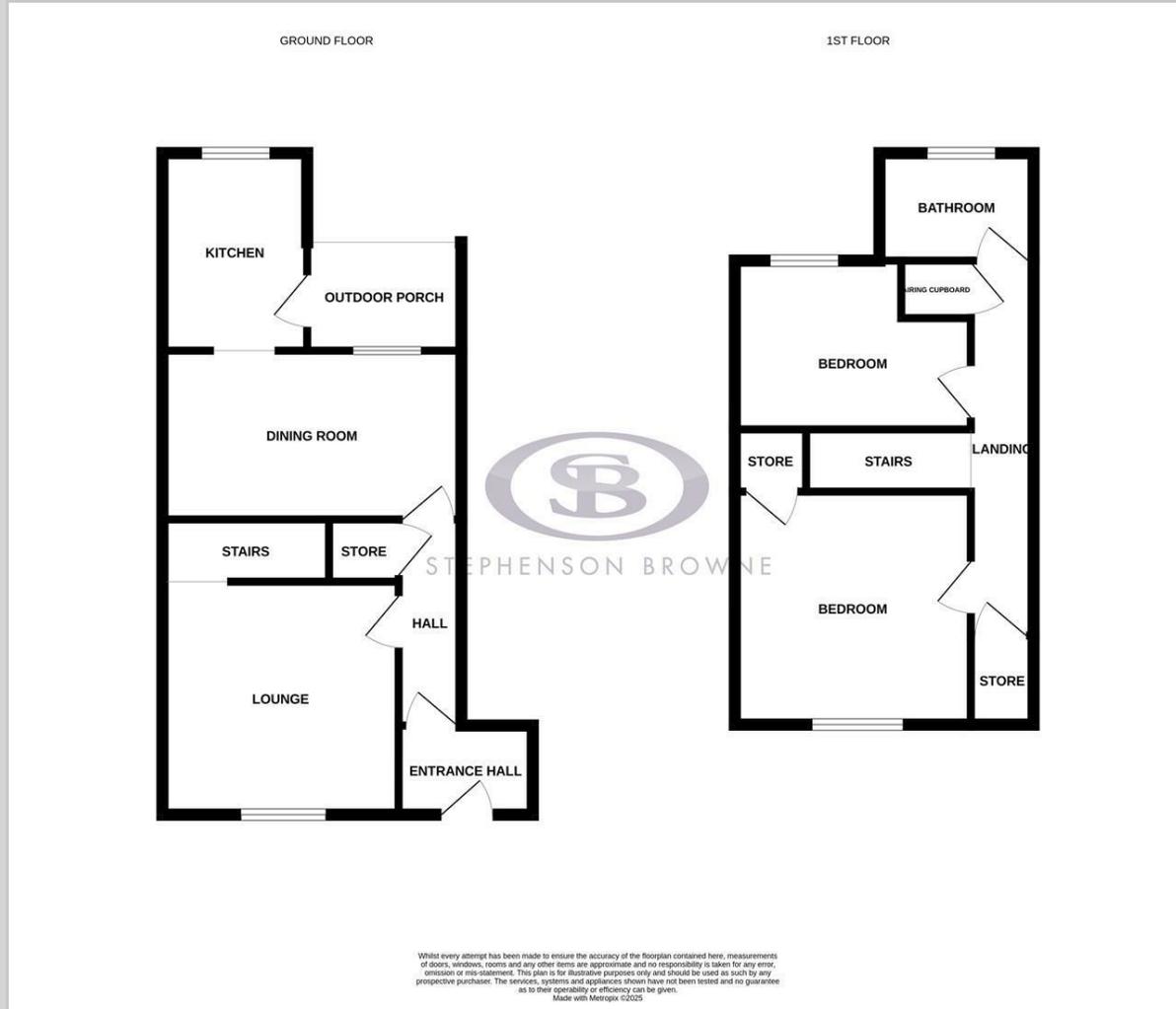
Band A

AML Disclosure

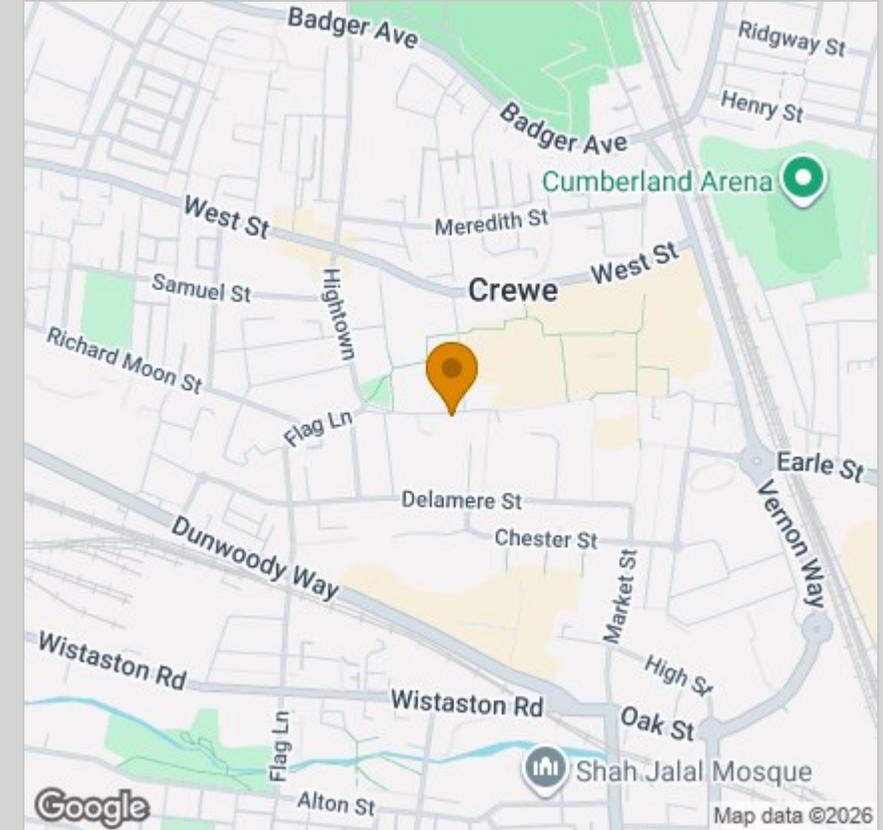
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



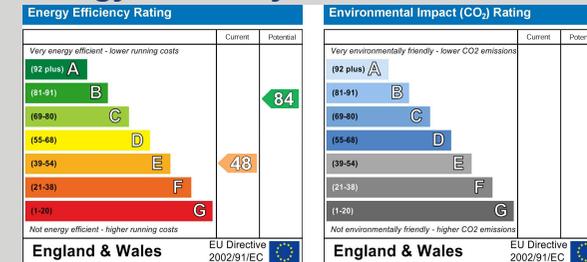
Floor Plan



Area Map



Energy Efficiency Certificate



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.

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**