



STEPHENSON BROWNE

Minshull New Road, Crewe

CW1 3PE



Auction Guide £126,000

Description

For sale by Modern Method of Auction: Starting Bid Price £126,000 plus reservation fee.

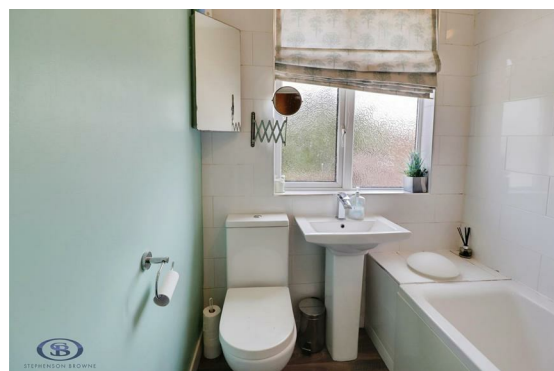
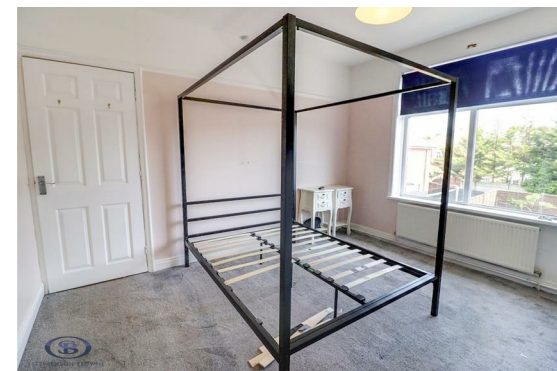
Located in a convenient and well established residential area of Crewe, this spacious three bedroom mid-terrace property presents an excellent opportunity for first time buyers, investors or those seeking a home with scope to personalise and add value. Ideally positioned close to local amenities, schools, transport links and Crewe railway station, the property offers practical and versatile accommodation arranged over two floors.

The ground floor briefly comprises an entrance hallway leading into a spacious lounge, providing a comfortable living area with ample natural light. A dining room creates additional reception space, ideal for family dining or entertaining guests, while the fitted kitchen offers a range of storage units and workspace. Completing the ground floor is a particularly useful cloakroom/utility area, adding further practicality to the home.

To the first floor, the property boasts three well proportioned bedrooms together with a family bathroom conveniently located off the landing. The layout is well suited to growing families, professional couples or tenants alike.

Externally, the property benefits from an enclosed rear garden, providing outdoor space with potential for landscaping or further improvement. On street parking is available nearby.

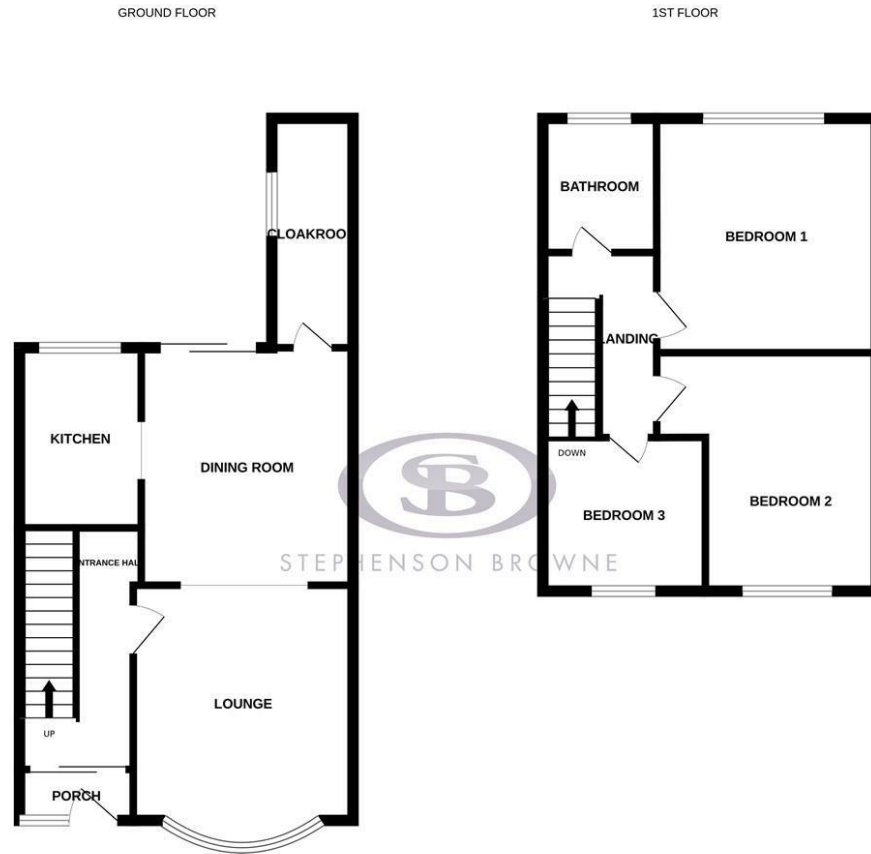
Offered for sale with no onward chain, this property is an appealing prospect for buyers looking for a straightforward purchase opportunity. Early viewing is highly recommended to fully appreciate the potential and accommodation on offer.



Viewing

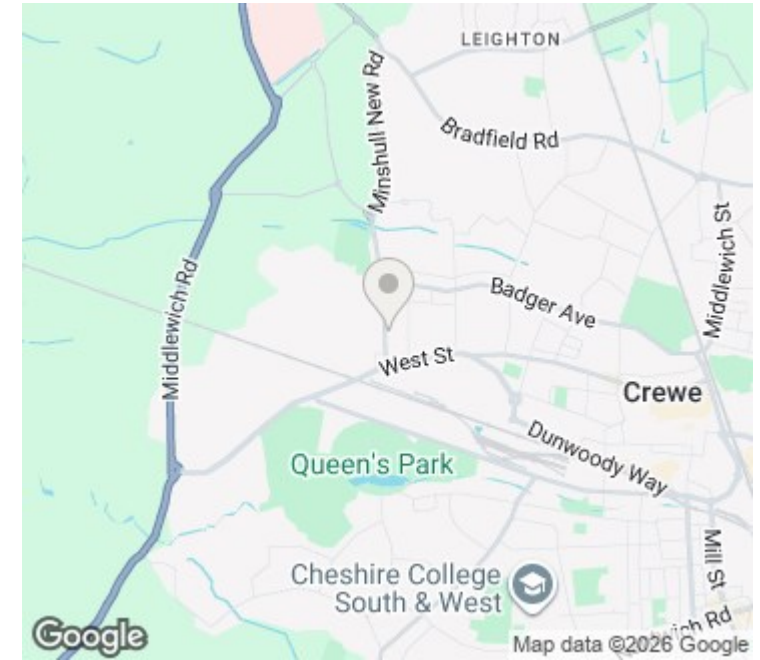
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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