



7 Casson Street

CW1 3EG

Asking Price £120,000



STEPHENSON BROWNE



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7 Casson Street

- No Chain
- Ideal For A Wide Variety Of Buyers
- Two Reception Rooms
- Enclosed Rear Garden
- Freehold
- Recently Refurbished
- Two Double Bedrooms
- Modern Kitchen
- EPC Rating C
- Must Be Viewed

Stephenson Browne are pleased to offer this turn key property on Casson Street in the heart of Crewe, this recently refurbished mid-terrace house is an excellent opportunity for a variety of buyers. The property boasts two reception rooms that are filled with natural light, providing a welcoming atmosphere for both relaxation and entertaining. The modern fitted kitchen is equipped with a range of fitted units, making it a delightful space for culinary pursuits.

On the first floor, you will find two generously sized bedrooms, perfect for restful nights. The family bathroom is larger than average, offering ample space for everyday routines.

To the rear, the enclosed garden presents a wonderful outdoor retreat, ideal for family gatherings or enjoying peaceful moments during the warmer months.

This property is conveniently located near a variety of leisure and shopping facilities, as well as being in close proximity to two of Crewe's major employers, Leighton Hospital and Bentley Motors.

With its appealing features and prime location, this home is worthy of an early viewing to fully appreciate all that it has to offer.



Entrance Hall

Lounge 9'6" x 10'5" (2.9m x 3.2m)

Sitting/Dining Room 9'6" x 11'9" (2.9m x 3.6m)

Kitchen 6'2" x 11'5" (1.9m x 3.5m)

Stairs To First Floor

Bedroom One 12'9" x 10'5" (3.9m x 3.2m)

Bedroom Two 7'6" x 11'9" (2.3m x 3.6m)

Bathroom 6'6" x 11'5" (2m x 3.5m)

Externally

There is an enclosed garden mainly laid to lawn with patio and path leading to a timber gate providing access to the rear.

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.



Directions

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 A

Why choose us?

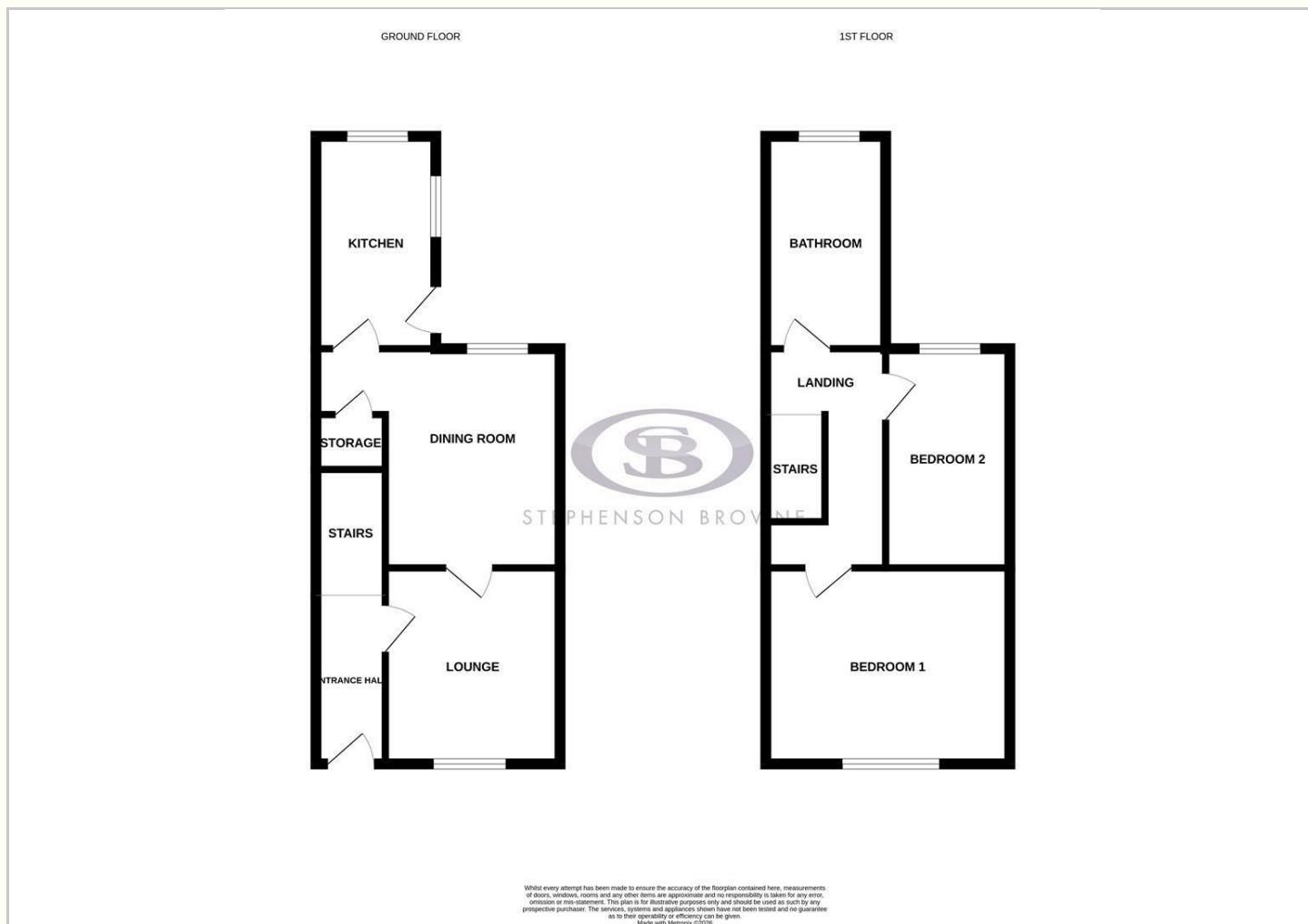
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured 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.

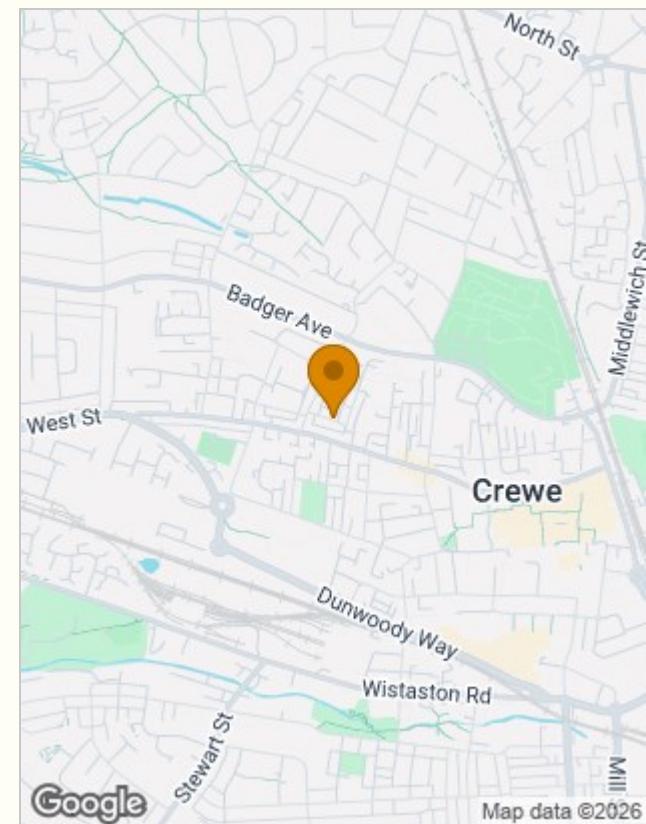




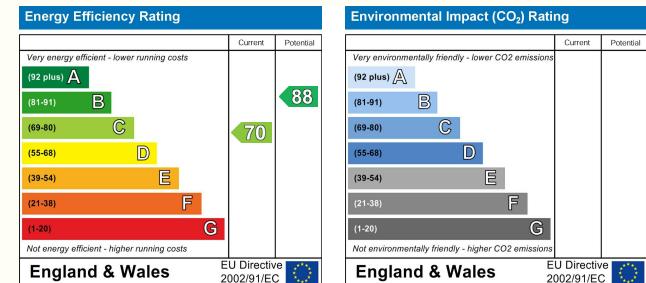
Floor Plans



Location Map



Energy Performance Graph



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 statement; (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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk