



**54 Lear Drive**

CW2 8DS

Offers In Excess Of £215,000



STEPHENSON BROWNE



# 54 Lear Drive

- Sold With No Onward Chain
- Three Double Bedrooms
- Extended
- Close to Bus Routes And Other Local Travel Links
- Early Inspection Recommended
- Potential to Add Value
- Multitude of Schools Nearby
- Driveway Parking In Addition to Single Garage
- Short Walk to a Variety Of Countryside Walks
- Call Us Today For More Information

Stephenson Browne are delighted to offer for sale this fantastically proportioned CHAIN FREE detached family home on Lear Drive! Situated on the desirable Poets Estate in Wistaston, this property offers a unique opportunity to add value needing work throughout.

In brief, the accommodation is comprised of a spacious living room, with access to the conservatory and kitchen off. The kitchen space has been extended from its original build, allowing extra cupboard space. There is a small conservatory off the living room, allowing the natural light to fill the space. Also on the ground floor, you will find a well equipped shower room and the third bedroom, an ample double room.

To the first floor, bedrooms one and two are both comfortable doubles, bedroom one benefitting from a built in storage cupboard.

One of the standout features of this fabulous detached home is its sizeable private rear garden. Whilst in need of some work, this space has the potential to be a true outdoor oasis to enjoy during the summer months. With a mixture of mature bushes and trees, the garden remains a private area for all of the family to enjoy.

Call us today for more information.



## Hallway

## Living Room

19'4" (widest point) x 14'9" (5.9m (widest point) x 4.5m)

## Kitchen

8'10" x 18'8" (2.7m x 5.7m)

## Conservatory

9'10" (widest point) x 10'9" (deepest point) (3m (widest point) x 3.3m (deepest point))

## Bedroom Three

14'1" x 5'2" (4.3m x 1.6m)

## Shower Room

5'2" x 6'2" (1.6m x 1.9m)

## Stairs to First Floor

## Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)

## Bedroom One

11'9" x 10'5" (3.6m x 3.2m)

## Externally

Private rear garden in need of some work. Patio and lawn with a variety of mature trees and bushes. Small pond.



## Council Tax

Band C.

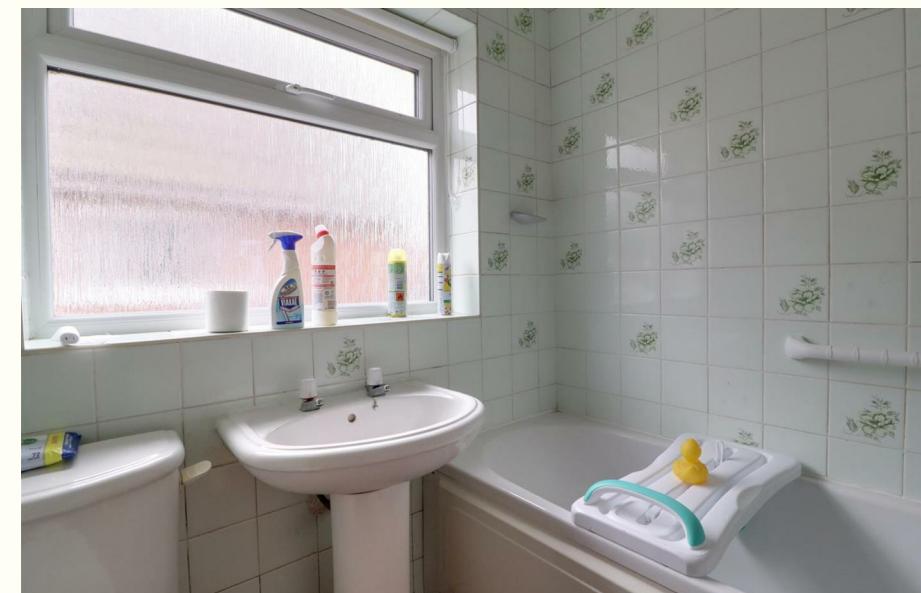
## Tenure

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.

## Need to Sell?

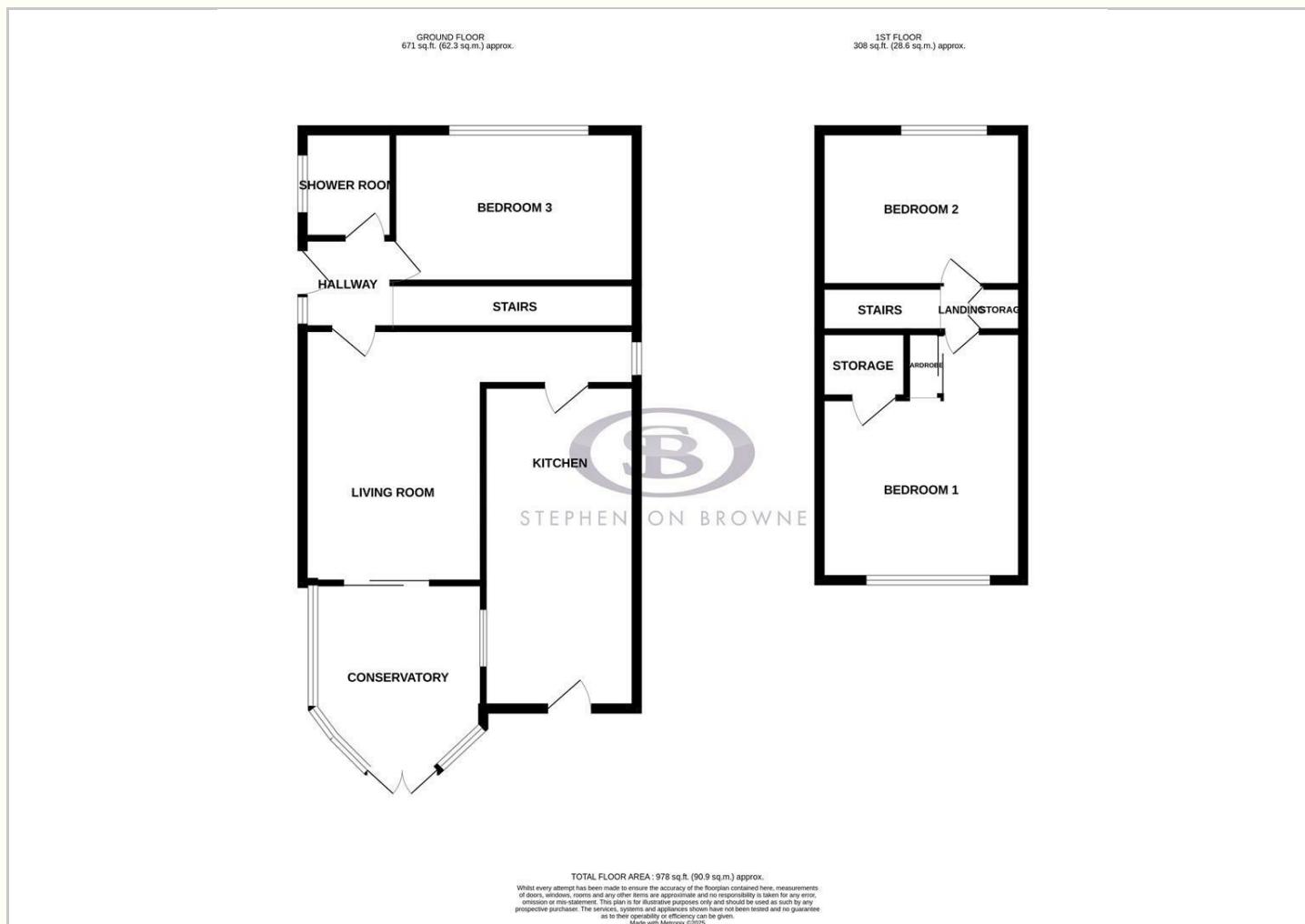
For a FREE valuation please call or e-mail and we will be happy to assist.

## Directions

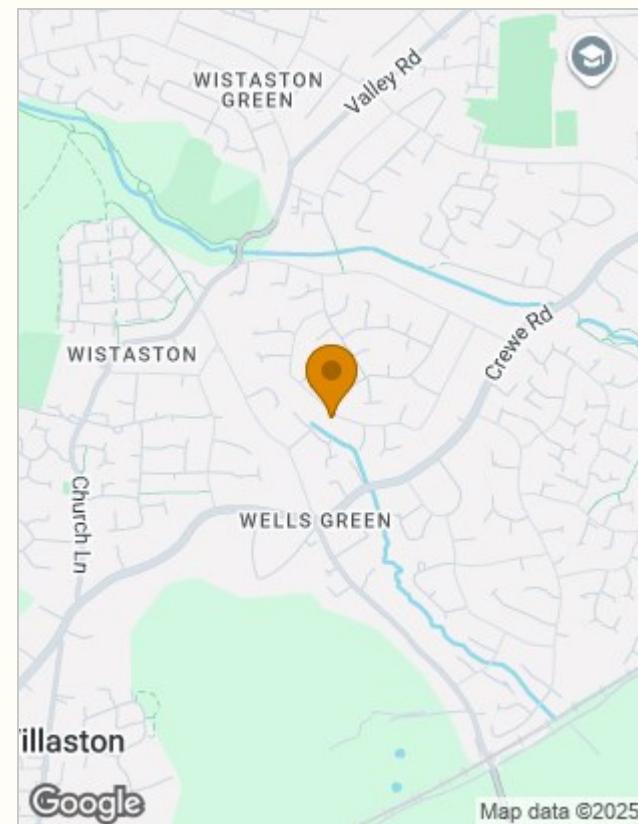




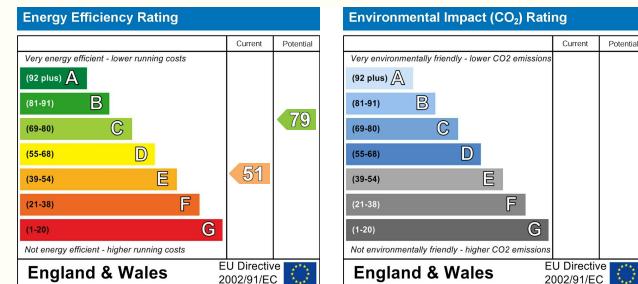
## Floor Plans



## 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 item; (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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