



37 Meredith Street

CW1 2PW

Asking Price £130,000



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STEPHENSON BROWNE

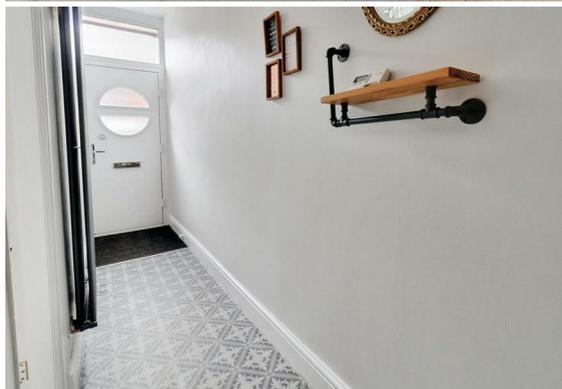
Stephenson Browne are delighted to present this well-proportioned and versatile home located on Meredith Street in Crewe with NO ONWARD CHAIN! Offering generous living space throughout, this property is ideally suited to first-time buyers, growing families, or investors seeking a convenient and popular residential setting.

The accommodation briefly comprises two spacious reception rooms to the ground floor, providing flexible living and dining areas perfect for both everyday living and entertaining guests. The kitchen is positioned to the rear and offers a practical layout with direct access to the garden.

To the first floor, the property boasts two well-proportioned double bedrooms, both offering comfortable accommodation. A particularly large family bathroom serves the home, fitted with modern fixtures and providing ample space.

Additionally, the property benefits from a useful loft room, offering excellent versatility and ideal for use as a home office, hobby room, or occasional guest space (subject to any necessary consents).

Externally, the property enjoys a low-maintenance rear garden, perfect for those seeking outdoor space without the burden of extensive upkeep. Meredith Street is conveniently located close to local amenities, well-regarded schools, and excellent transport links, making this an attractive opportunity in a well-connected area of Crewe.



Entrance Hall

Lounge

11'5" x 12'1"

Dining Room

11'5" x 12'11"

Kitchen

7'10" x 11'3"

Stairs To First Floor

Landing

Bathroom

7'10" x 11'3"

Bedroom Two

11'7" x 12'11"

Bedroom One

12'1" x 12'5"

Loft Room

14'1" x 16'2"

Externally

To the rear, the home benefits from a generous low-maintenance paved garden, thoughtfully arranged with planters and seating areas, ideal for outdoor relaxation and entertaining.

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

Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

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.

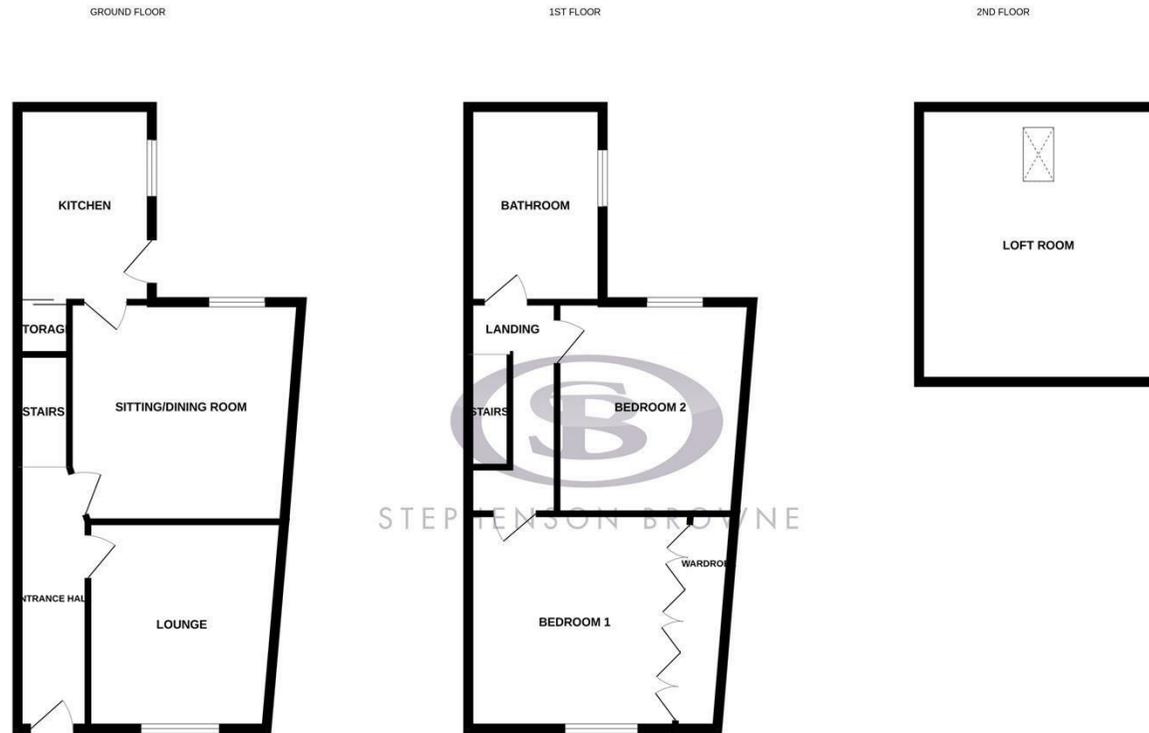
For a FREE valuation, please call or email and we will be delighted to assist.



- Two Spacious Double Bedrooms
- Loft Room
- Well Presented Throughout
- Two Reception Rooms
- Low-Maintenance Rear Garden
- Walking Distance To Town Centre
- Large Family Bathroom
- Spacious And Versatile Layout
- Freehold
- Viewing Highly Recommended!

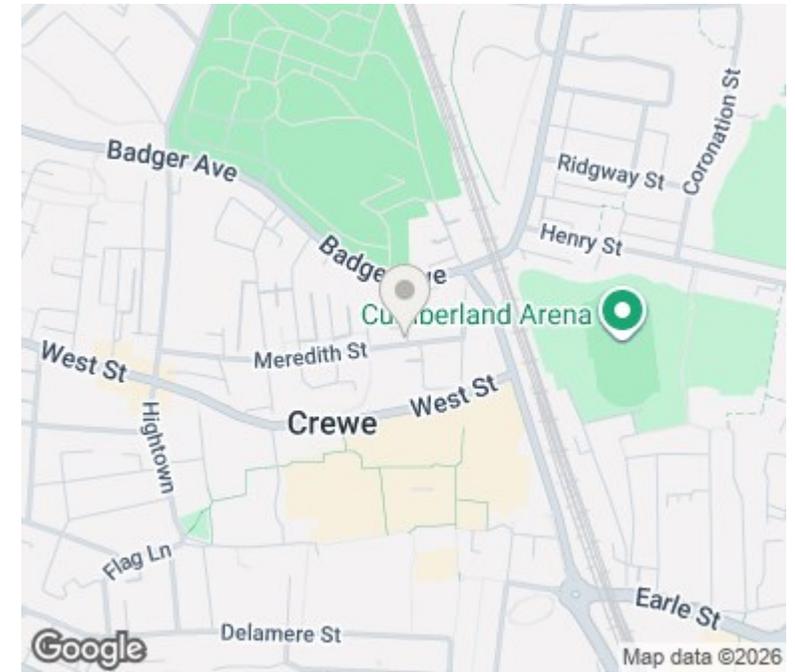


Floor Plan



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(81-91) 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	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP
Telephone: 01270 252545 Email: crewe@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk