



**45 Stoneley Avenue**

CW1 4NH

**Asking Price £140,000**



2



1



1



D



STEPHENSON BROWNE





STEPHENSON BROWNE

# 45 Stoneley Avenue

- Two Bedroom Terraced House
- Kitchen/Diner
- No Onward Chain
- Close To Local Amenities
- Appealing To A Wide Range Of Buyers
- Enclosed Rear Garden
- Generously Sized Bathroom
- Cul De Sac Location
- Council Tax Band A
- Call Us Today To Arrange Your Viewing!

Standing in the cul de sac of Stoneley Avenue, Crewe, this charming two bedroom terraced house presents an excellent opportunity for both first time buyers and investors alike. The property boasts a well proportioned reception room and two comfortable bedrooms that offer a peaceful retreat at the end of the day.

The enclosed rear garden is a delightful feature, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. Its location is particularly advantageous, as it is conveniently situated close to local amenities, ensuring that shops, schools, and parks are just a short stroll away.

With no onward chain, this property is ready for immediate occupancy, making it an appealing choice for those looking to move quickly. Additionally, it falls within council tax band A, which is beneficial for budget-conscious buyers.

This terraced house is not only a lovely home but also a sound investment, appealing to a wide range of buyers. Whether you are seeking a starter home or a rental property, this residence on Stoneley Avenue is certainly worth considering.



## Entrance Hall

**Lounge** 13'0" x 10'7" (3.976m x 3.246m )

**Kitchen/Diner** 13'11" x 7'5" (4.242m x 2.266m)

## Stairs To First Floor

## Landing

**Bedroom One** 14'1" x 11'1" (max) (4.316m x 3.379 (max))

**Bedroom Two** 10'11" x 7'6" (3.331m x 2.307m )

## Bathroom

## Externally

The property stands in a quiet cul de sac. Low maintenance garden to rear.

## 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

**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.

**Directions**

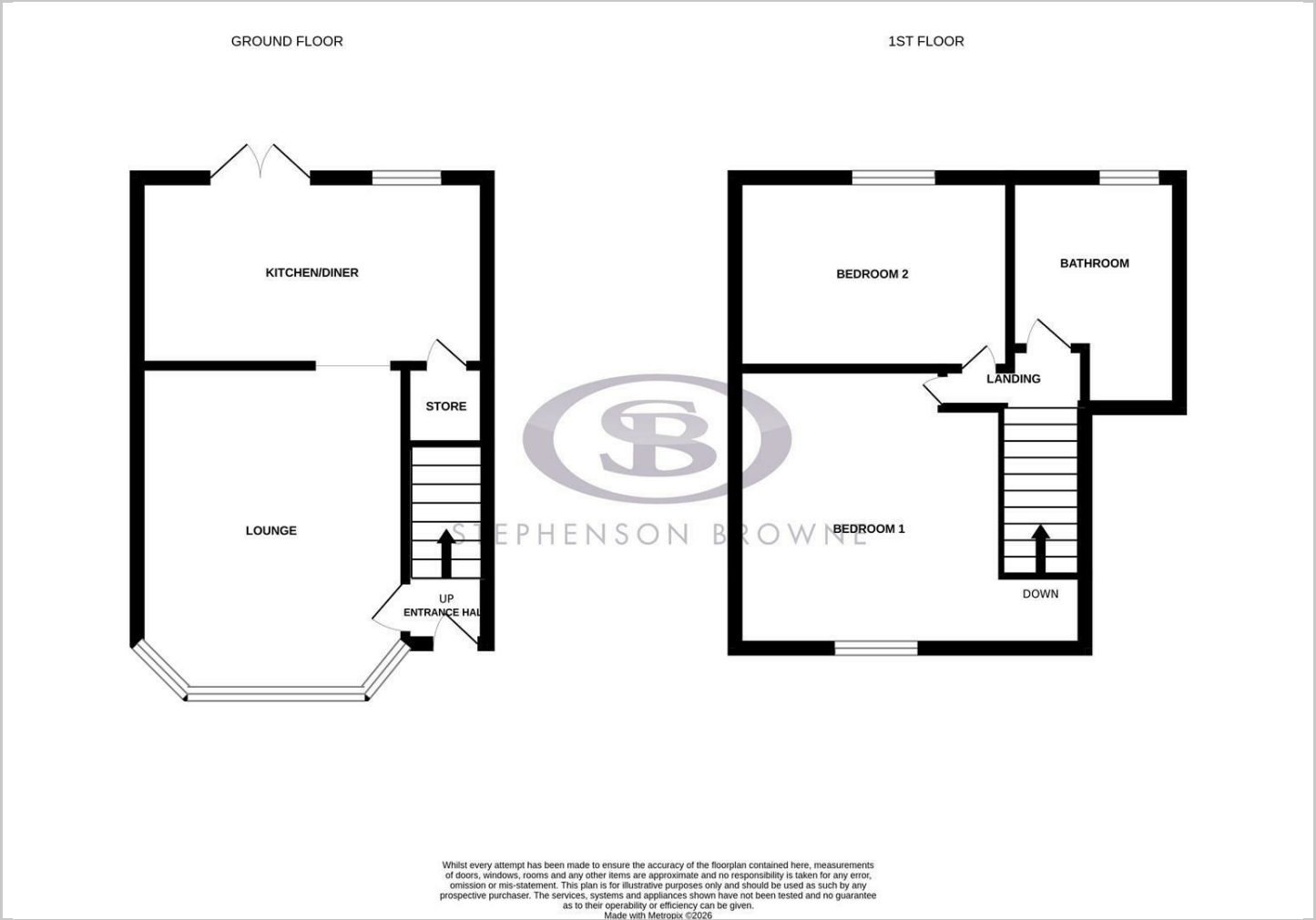








Floor Plans

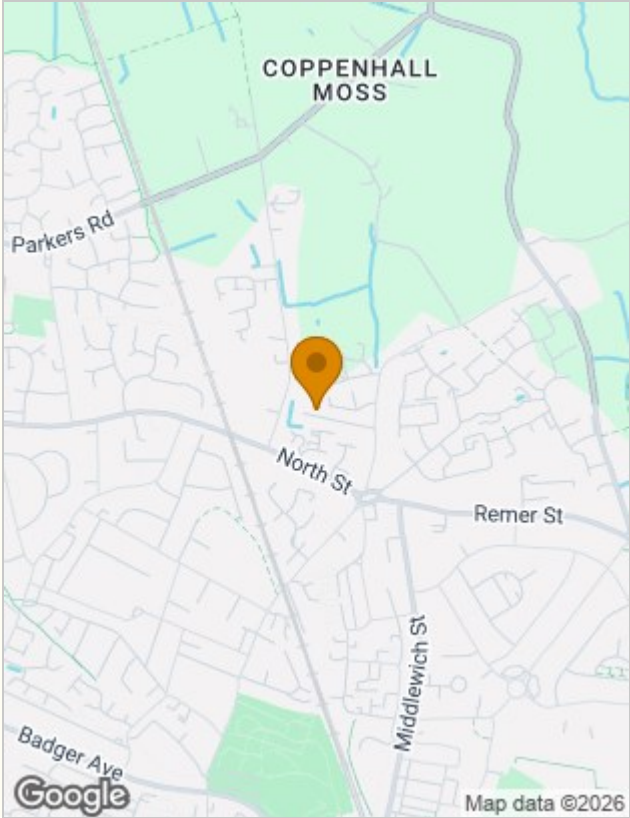


Viewing

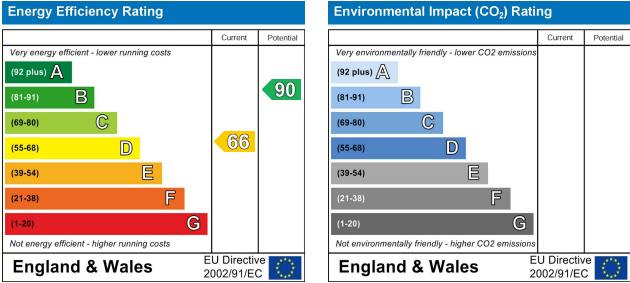
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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