



19 Fanshawe Walk

CW2 6LU

Asking Price £145,000



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STEPHENSON BROWNE

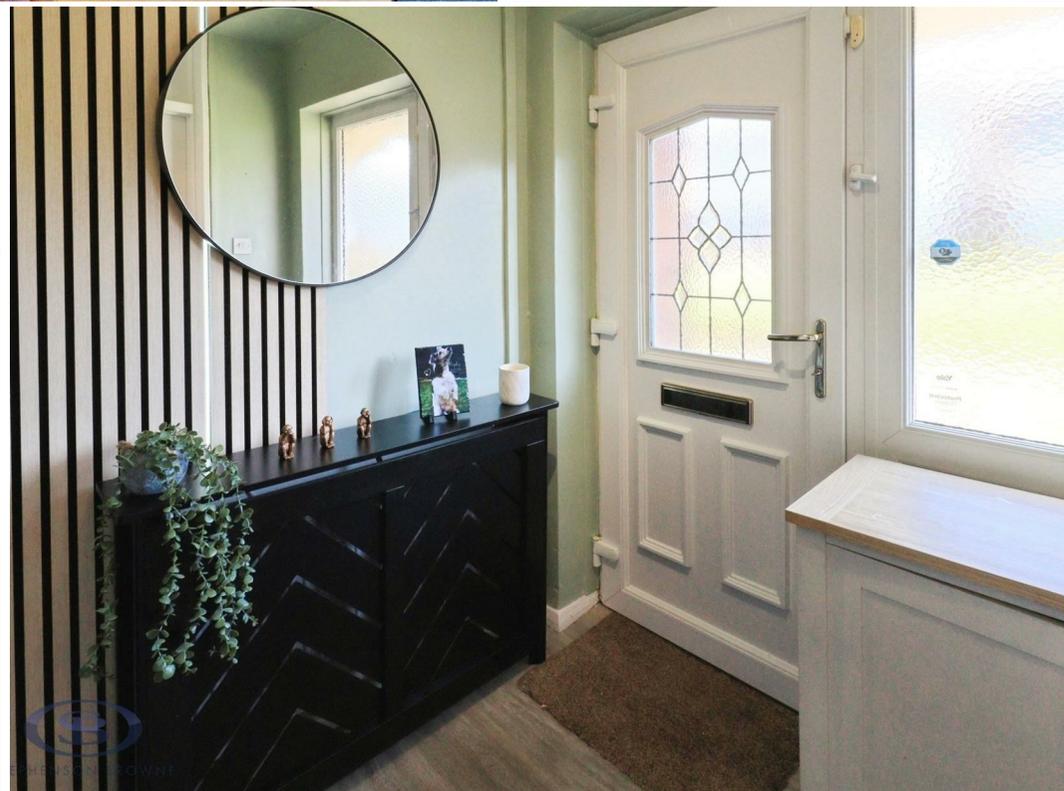
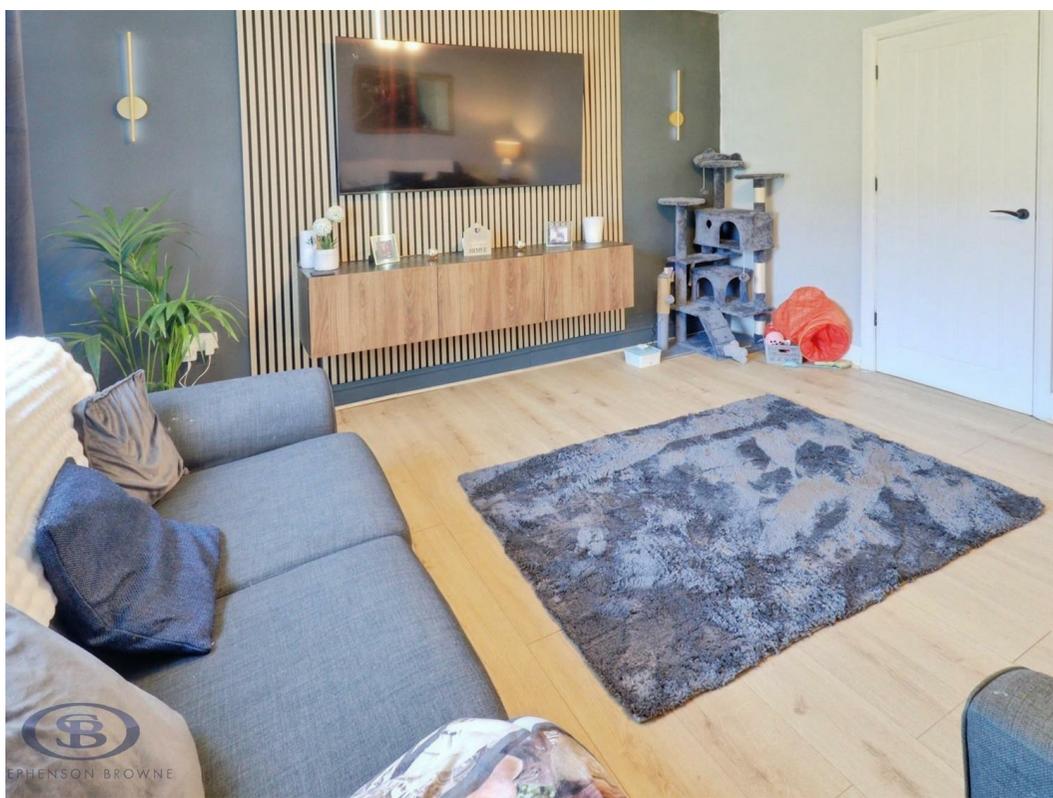
Stephenson Browne are delighted to present this well maintained three bedroom property, ideally situated in a popular residential area of Crewe and perfectly suited to families, first time buyers, or investors alike.

The ground floor welcomes you with a spacious and inviting lounge, perfect for relaxing or entertaining guests. To the rear, the property benefits from a newly fitted, modern kitchen providing ample storage and preparation space. A convenient downstairs W.C. adds further practicality to the layout. Completing the ground floor is a bright conservatory, currently arranged with a dining table and chairs, creating an excellent additional reception space overlooking the garden.

Upstairs, the property comprises three bedrooms, including two generous double rooms and a well-proportioned single bedroom, suitable for a child's room, guest space, or home office. The accommodation is designed to offer flexibility for a range of buyers.

Located on Fanshawe Walk, the home enjoys good access to local amenities, schools, and transport links, making it a well-positioned and appealing opportunity.

Early viewing is highly recommended to fully appreciate the space and condition on offer.



Entrance Hall

Lounge

12'9" x 13'1"

Kitchen

12'9" x 9'8"

Hall

W.C.

3'1" x 5'10"

Conservatory

10'7" x 12'7"

Stairs To First Floor

Landing

Bedroom One

10'7" x 13'1"

Bedroom Two

10'11" x 9'10"

Bedroom Three

8'10" x 9'2"

Bathroom

6'6" x 7'8"

Externally

The Front Features A Tidy Forecourt Garden With A Pathway To The Entrance. The Rear Offers A Low-Maintenance Paved Garden With Outdoor Seating Space And A Useful Outbuilding.



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.

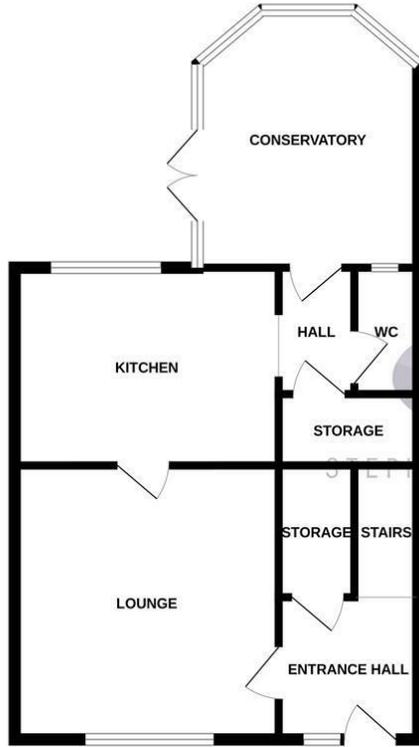


- Three-Bedroom Mid-Terrace Home
- Good Access To Transport Links
- Recently Renovated
- Convenient Downstairs W.C.
- Bright And Airy Conservatory
- Two Well-Proportioned Double Bedrooms
- One Versatile Single Bedroom
- Within Easy Reach Of Schools
- Freehold
- Must View!

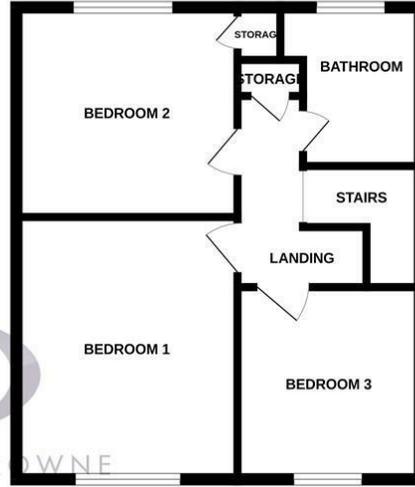


Floor Plan

GROUND FLOOR

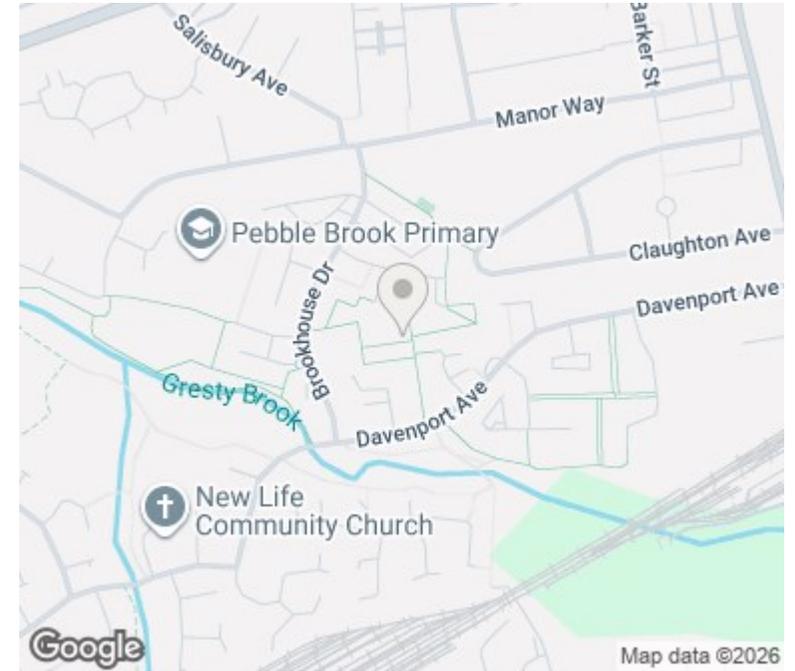


1ST FLOOR



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

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