



83 HALL O'SHAW STREET, CREWE, CW1 4AD

OFFERS OVER £130,000



STEPHENSON BROWNE

Stephenson Browne are delighted to offer for sale this newly renovated two bedroom terraced property on Hall O'Shaw Street! An ideal first-time buy or buy-to-let investment ready to move straight into, could this be your next purchase?

Hall O'Shaw Street is well positioned, only a short walk away from the Grand Junction Retail Park and Crewe Railway Station, whilst maintaining a peaceful lifestyle overlooking the Queen Street Recreation Ground.

The ground floor features two spacious and versatile reception rooms, both of which have a variety of uses and mean there is space for all of the family to wind down. The kitchen has been recently fitted, benefitting from an integral oven and electric hob. Off the kitchen you will find an exceptionally useful utility room with a downstairs W.C.

The first floor features two double bedrooms, and corridor providing access to the family bathroom. The bathroom enjoys a sleek and modern finish, with a shower over the bath.

The rear garden is accessed via the boot room off the kitchen, it requires little to no maintenance.

Don't miss out. Call us today to secure that all important viewing appointment.



**Living Room**  
11'1" x 10'9"

**Dining/Sitting Room**  
11'5" x 10'5"

**Kitchen**  
5'6" x 13'9"

**Utility Room**  
3'7" x 4'11"

**Garden Room**  
3'11" x 5'10"

**Stairs to First Floor**

**Bedroom One**  
10'9" x 10'9"

**Bedroom Two**  
8'2" x 10'9"

**Hallway**  
2'7" x 12'1"

**Bathroom**  
5'10" x 7'10"

**Externally**  
Low maintenance rear garden space.  
Access to alley gate off Surrey Street  
for bins.

**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.



## **AML Disclosure**

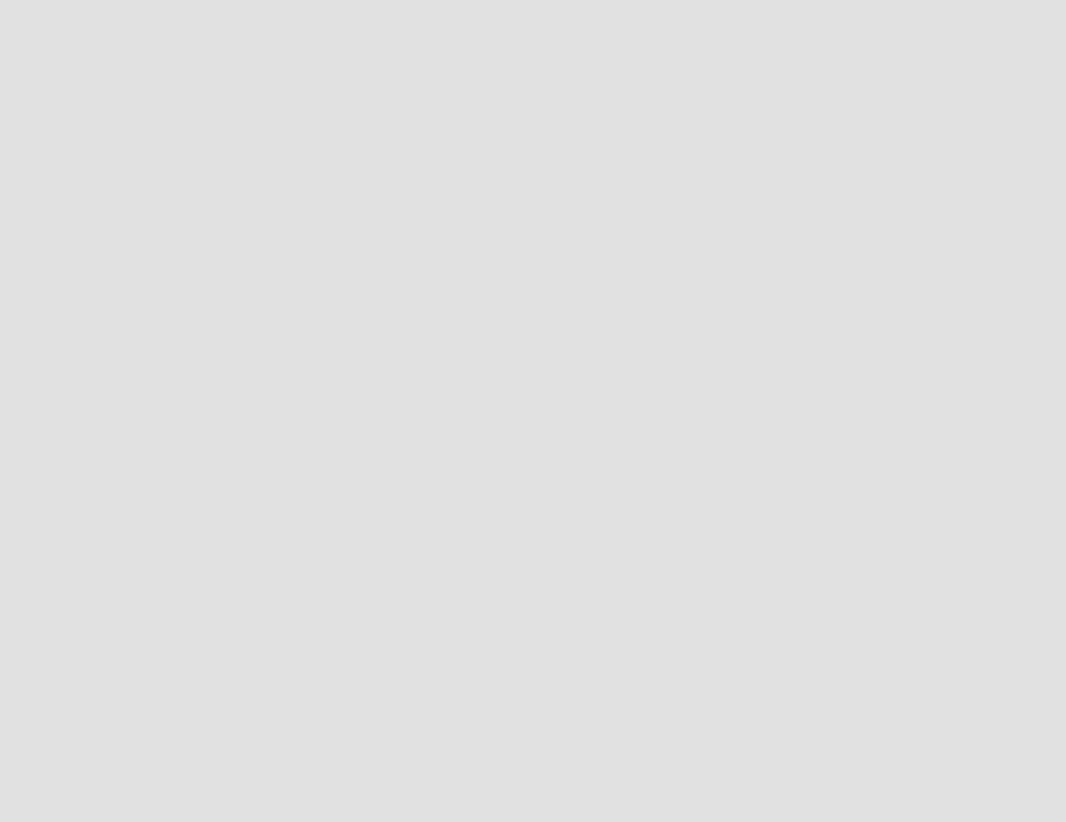
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

## **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.

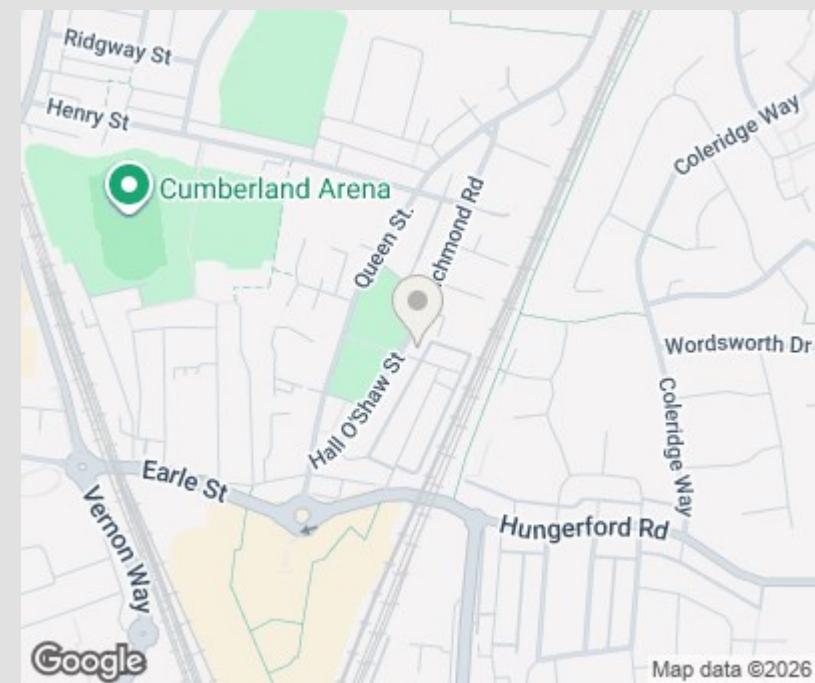




## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74
(81-91)	B	58
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 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 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 the correctness of each item; (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