



## Junction House

CW1 3GU

Asking Price £110,000



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STEPHENSON BROWNE





# Junction House

- First Floor Apartment
- En Suite To Bedroom One
- Open Plan Living Space
- Ideal For First Time Buyers And Investors Alike
- No Onward Chain
- Two Double Bedrooms
- Close To Local Amenities
- Allocated Parking
- Council Tax Band B
- Call Us Today To Book Your Viewing

Welcome to Junction House, a delightful first-floor apartment located on Dale Way in the heart of Crewe. This modern residence boasts an inviting open-plan living space, perfect for both relaxation and entertaining. The apartment features two generously sized double bedrooms, with bedroom one benefiting from an en suite shower room, providing added convenience and privacy.

The property includes a well-appointed second bathroom, ensuring ample facilities for residents and guests alike. An allocated parking space is available, making it easy for you to come and go as you please.

Situated close to local amenities, this apartment offers the perfect blend of comfort and convenience. You will find shops, cafes, and essential services just a short stroll away. Additionally, the property is well-connected to excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas.

This charming apartment is particularly appealing to first-time buyers and investors alike, offering a fantastic opportunity to enter the property market in a desirable location. With its modern features and prime position, Junction House is a wonderful place to call home.



## Communal Entrance Hall

### Entrance hall

### Lounge/Diner/Kitchen

22'4" x 11'4" (max) (6.822m x 3.463m (max))

### Bedroom One

11'6" x 9'9" (3.528m x 2.985m )

### En Suite

### Bedroom Two

10'8" x 10'0" (3.252m x 3.052m )

### Bathroom

7'5" x 5'1" (2.270m x 1.558m )

### Externally

Allocated parking for one car

### Council Tax

Band B

### Tenure

We understand from the vendor that the property is Leasehold. 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.

#### 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.

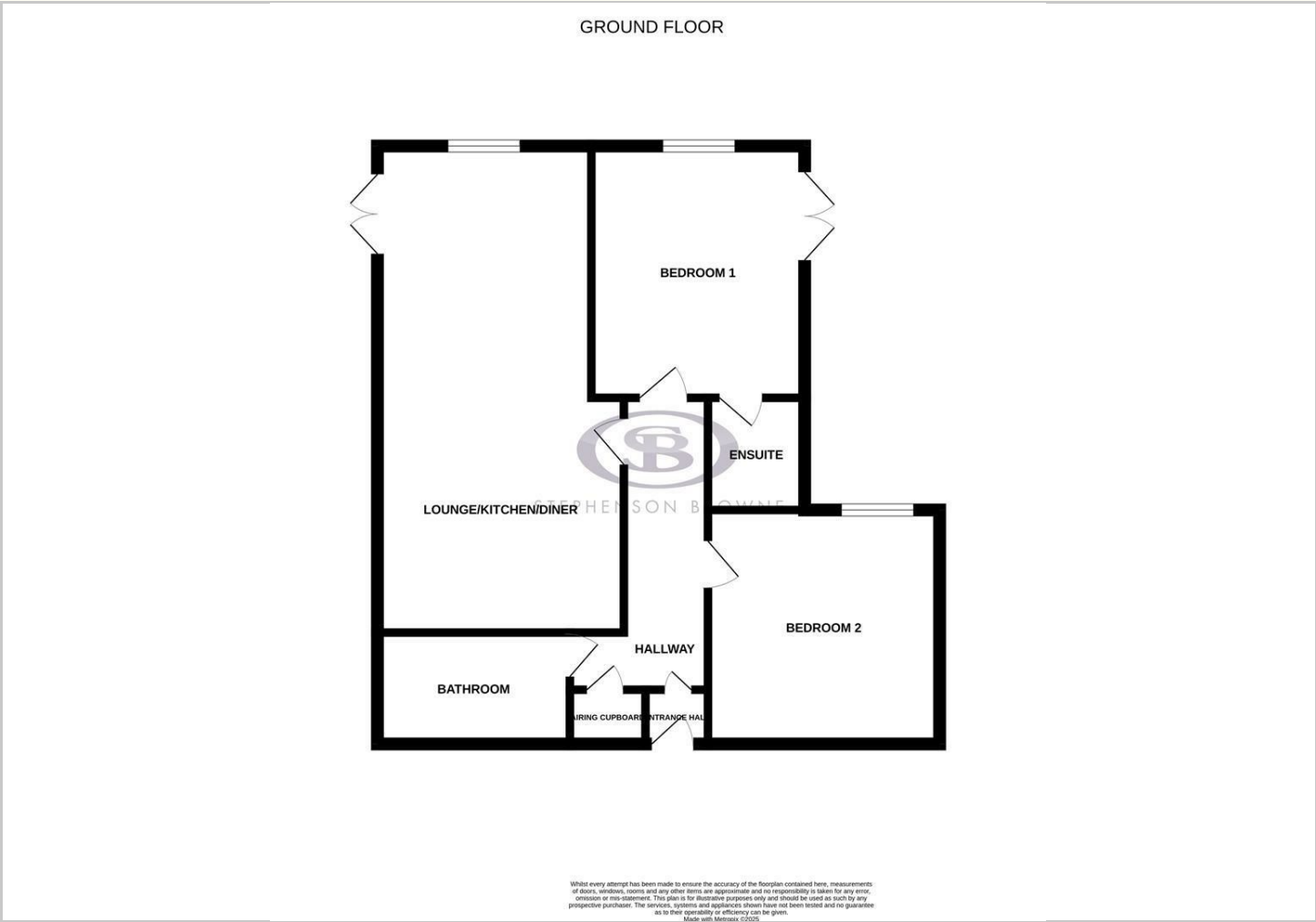
#### Directions







Floor Plans

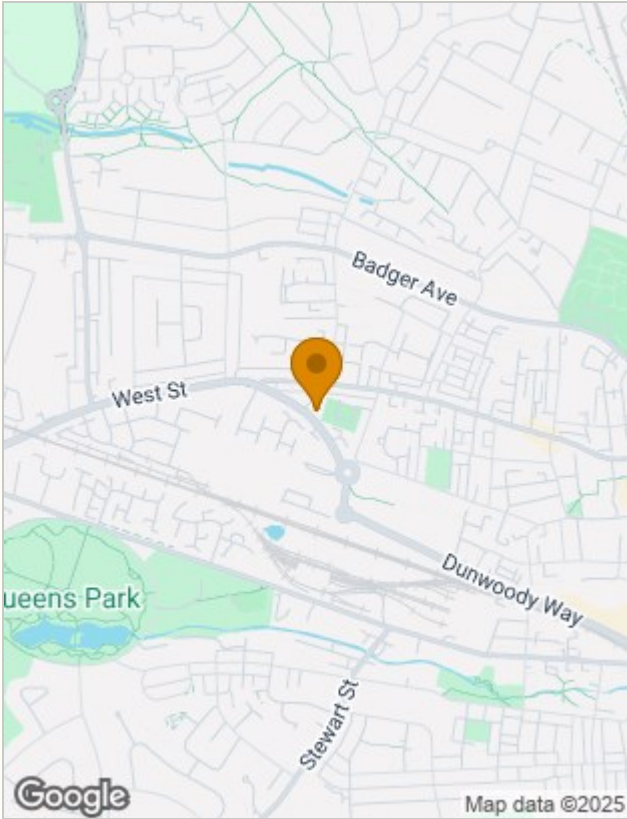


Viewing

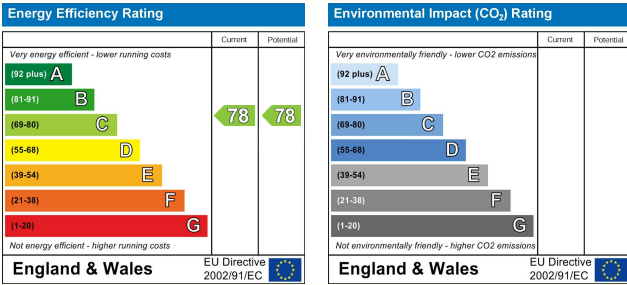
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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