



### 33 Ellis Close

CW2 5SX

Asking Price £245,000



STEPHENSON BROWNE

Stephenson Browne are delighted to bring to market, this modern three bedroom semi detached house on Ellis Close in Shavington. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, alongside three well proportioned bedrooms. Bedroom one features an en suite bathroom, providing a private retreat for its occupant.

The house is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The modern design is complemented by ample natural light, creating a warm and inviting space for family living.

Parking is a breeze with space for two vehicles, along with the added benefit of a detached garage, providing extra storage or workshop space. The property is ideally located with easy access to the A500 and M6, making commuting straightforward for those who travel for work or leisure.

Families will appreciate the proximity to highly rated schools, making this home an excellent choice for those with children. The sought after village location offers a sense of community while still being close to the amenities of Crewe.

Early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Whether you are a first time buyer or looking to settle in a peaceful area, this property is sure to meet your needs.

#### **Entrance Hall**

#### **WC**

#### **Lounge**

14'4" x 12'0" (4.387m x 3.682m )

#### **Kitchen/Diner**

15'4" x 9'4" (4.687m x 2.868m )

#### **Stairs To First Floor**

#### **Bedroom One**

12'1" x 9'6" (max) (3.687m x 2.903m (max))

#### **En Suite**

#### **Bedroom Two**

9'0" x 7'10" (2.751m x 2.388m )





**Bedroom Three**  
8'3" x 5'8" (2.525m x 1.750m)

**Bathroom**

**Landing**

**Garage**

**Externally**

The property is located in a quiet residential area. Driveway parking and garage to the side, enclosed garden to the 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 C

**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.

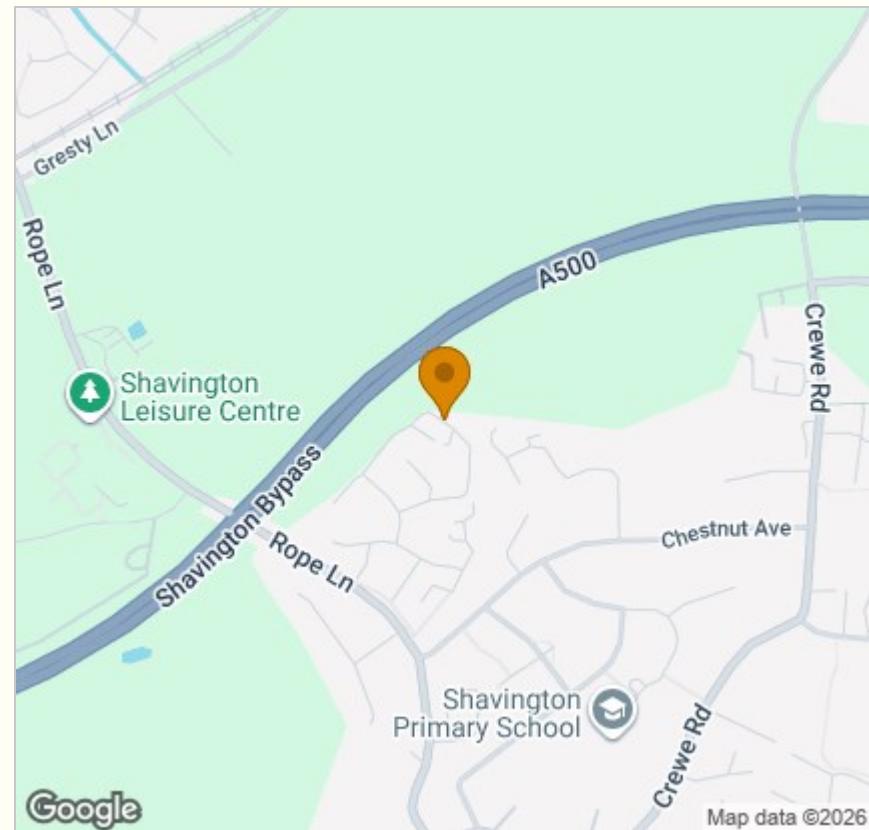
For a FREE valuation, please call or email and we will be delighted to assist.



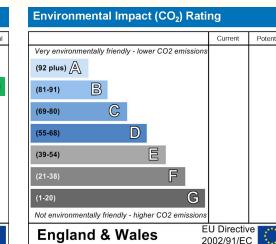
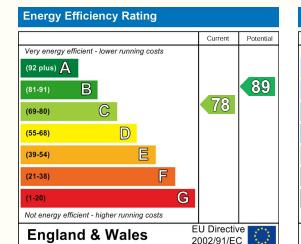
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 item; (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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)