



**Wistaston Road**

CW2 7RB

**Asking Price £100,000**



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STEPHENSON BROWNE



Ideally positioned just outside the town centre is this end of terrace house which presents an excellent opportunity for both first time buyers and investors alike. With two generous reception rooms, this property offers ample space for relaxation and entertaining, making it a perfect home for all age groups.

The house features two well proportioned bedrooms, the modern bathroom is a lovely size and conveniently located off the landing ensuring ease of access for all residents. The kitchen has a range of fitted units.

Situated in a popular and sought after location, this home benefits from excellent local amenities, schools, and transport links, making it an ideal choice for those who value convenience.

Do not miss the chance to view this delightful property, which combines comfort, space, ring us today to secure your viewing.

#### **Entrance Hall**

**Lounge**  
13'6" x 12'0" (4.14m x 3.68m)

**Dining/Sitting Room**  
11'8" x 10'6" (3.58m x 3.22m)

**Kitchen**  
9'6" x 8'8" (2.92m x 2.66m)

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

**Bedroom One**  
13'8" x 12'3" (4.18m x 3.75m)

**Bedroom Two**  
12'0" x 10'11" (3.68m x 3.33m)







### **Bathroom**

### **Externally**

### **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.

### **Need to Sell?**

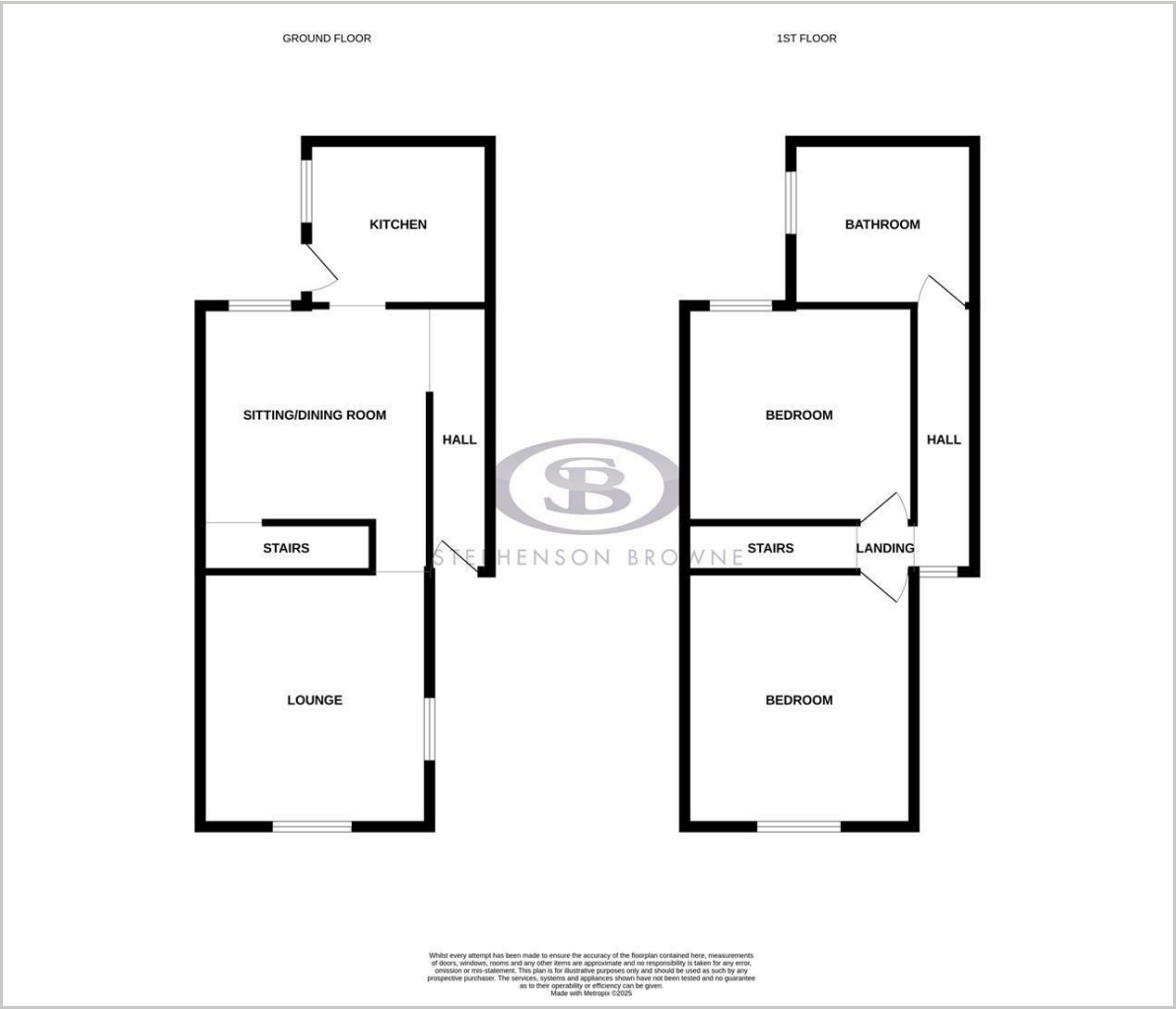
For a FREE valuation please call or e-mail and we will be happy to assist.

### **Council Tax**

Band A



Floor Plan



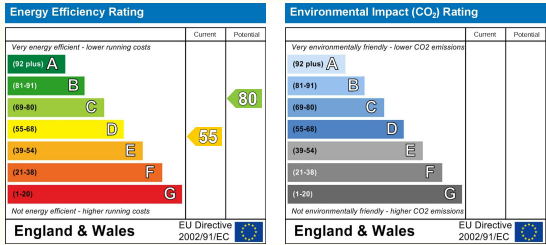
Viewing

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

Area Map



Energy Efficiency Graph



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

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