



39 Walthall Street

CW2 7LA

Asking Price £116,000



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STEPHENSON BROWNE



39 Walthall Street

- Suitable For A Variety Of Buyers
- Enclosed Garden To Rear
- Double Glazing
- Convenient And Central Location
- Council Tax Band A
- Two Double Bedrooms
- Open Lounge Diner
- Gas Central Heating
- Close To Mainline Railway Station
- Viewing Recommended

Stephenson Browne delight in bringing to market this charming mid-terrace property on Walthall Street which presents an excellent opportunity for a variety of buyers in the heart of Crewe. With two spacious double bedrooms and a well-appointed family bathroom, this property is perfect for those seeking comfort and potential for personalisation.

As you enter the ground floor, you are welcomed by the entrance hall featuring original Minton tile flooring leading through to an open living space that features a bright and airy lounge diner, ideal for both relaxation and entertaining. The family kitchen, located at the rear, provides convenient access to the enclosed garden, offering a private outdoor space for leisure and enjoyment.

The first floor comprises two generously sized bedrooms, ensuring ample room for rest and relaxation whilst the large family bathroom completes the accommodation, making this home both functional and inviting. The property benefits from double glazing and gas central heating throughout, ensuring warmth and energy efficiency throughout the year.

Situated in a convenient location, this home is close to major rail links, making it an excellent choice for commuters and those who appreciate easy access to local amenities. Viewing is highly recommended to fully appreciate the potential and charm this property has to offer. Whether you are a first-time buyer, a growing family, or an investor, this delightful terrace home is ready for you to make it your own. Call us today to arrange your viewing!



Entrance Hall	
Lounge	12'3" x 11'11" (3.75 x 3.65)
Dining Room	12'11" x 12'10" (3.95 x 3.92)
Kitchen	12'6" x 7'11" (3.82 x 2.43)
Stairs To First Floor	
Bedroom One	16'0" x 12'0" (4.88 x 3.67)
Bedroom Two	12'11" x 10'4" (3.96 x 3.16)
Bathroom	

Externally
The property stands behind a neat forecourt. To the rear the garden is enclosed and mainly laid to lawn with a cobbled pathway leading to the timber gate allowing access to the alleyway.

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.



Council Tax
Band A

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.

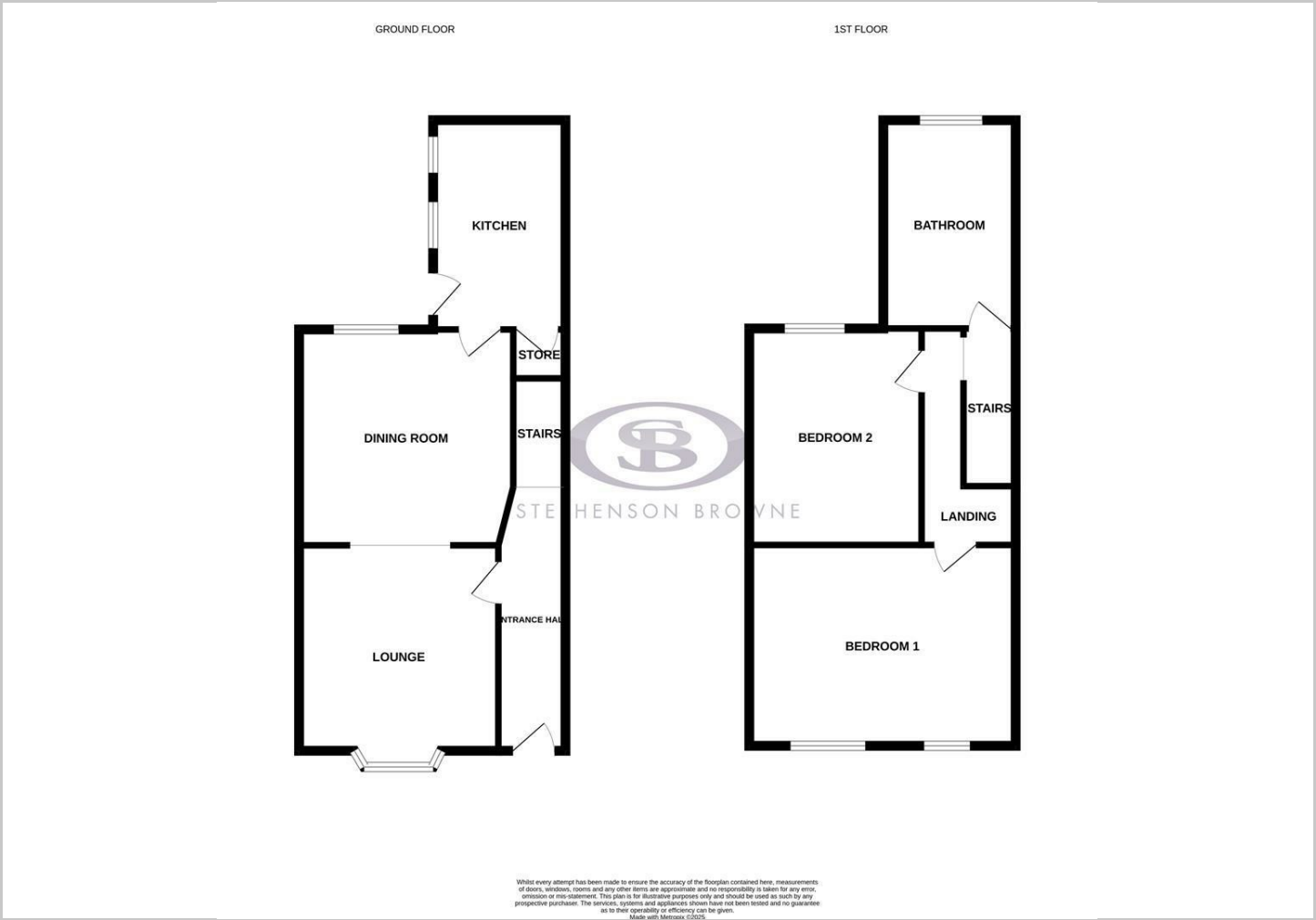
For a FREE valuation, please call or email and we will be delighted to assist.

Directions





Floor Plans



Viewing

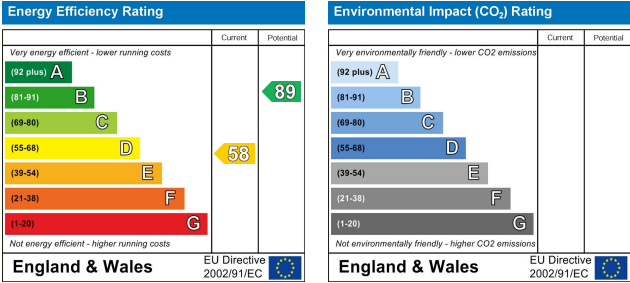
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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