



STEPHENSON BROWNE

## Broom Street, Crewe

CW1 3LG



**£147,500**

## Description

We are delighted to bring to the market this recently renovated home which presents an excellent opportunity for those seeking a comfortable and modern living space. With two generously sized double bedrooms, this property is perfect for individuals, couples, or small families alike.

Upon entering, you will be delighted with all that is on offer, it is immaculately presented throughout, you are welcomed into a spacious lounge with open plan staircase that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The lovely fitted kitchen is designed with practicality in mind, featuring ample space for a range cooker, which is available for separate negotiation. This culinary haven is sure to inspire your inner chef. There is also a conservatory to the rear which doubles up as a dining area.

The property boasts a beautiful modern bathroom and benefits from double glazing and gas central heating, ensuring a cosy environment throughout the year. The enclosed rear garden is a delightful low-maintenance space, perfect for enjoying the summer months, whether you wish to host barbecues or simply unwind with a good book.

Conveniently located close to all local amenities, this home is sure to impress with its blend of modern touches and practical living. It is a property that truly caters to all age groups, making it a wonderful choice for anyone looking to settle in Crewe.

We highly recommend an early inspection to fully appreciate all that this delightful home has to offer.

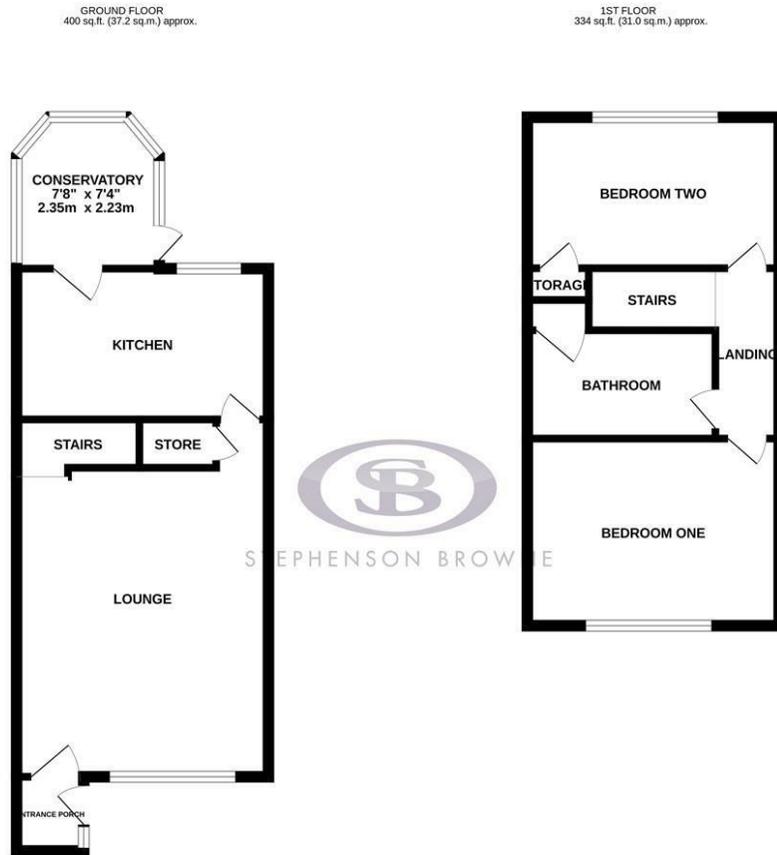




## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

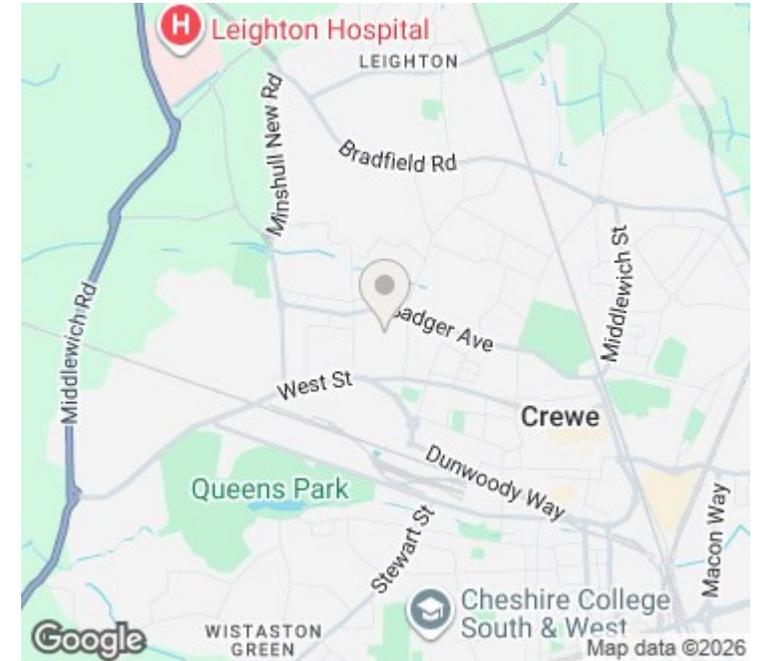
# Floorplans



TOTAL FLOOR AREA: 735 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)