



11 Abbey Park Way
CW2 5NR
Asking Price £245,000



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STEPHENSON BROWNE

Nestled in the desirable Wychwood Village, this charming semi detached house on Abbey Park Way, offers a perfect blend of comfort and modern living. With four generously sized bedrooms, including an en suite facility to bedroom one and fitted wardrobes, this property is ideal for families seeking space and convenience.

The home is well proportioned and set over three floors, providing ample room for relaxation and entertainment. The ground floor features a welcoming reception room, perfect for hosting guests or enjoying quiet evenings in.

Situated on a corner plot, this residence benefits from a single detached garage equipped with electric, alongside driveway parking for up to two vehicles, making it a practical choice for those with multiple cars. The absence of an onward chain simplifies the buying process, allowing for a swift transition into your new home.

The location is highly sought after, offering a peaceful environment while remaining conveniently close to local amenities and transport links. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property. Whether you are a growing family or looking for a spacious home, this semi detached house is sure to meet your needs.

Entrance Hall

Kitchen

12'3" x 8'9" (3.755m x 2.675m)

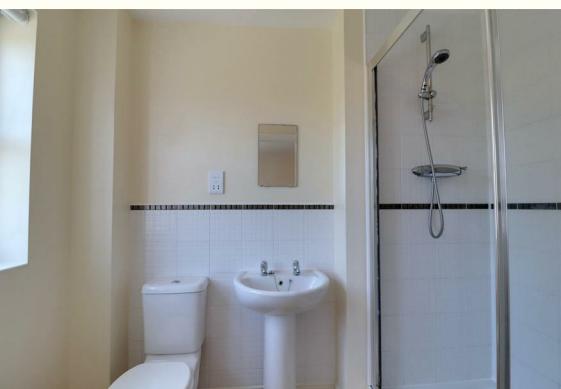
Cloakroom

Lounge

18'2" x 15'6" (max) (5.549m x 4.725m (max))

Storage Cupboard





Stairs To First Floor

First Floor Landing

Bedroom One

13'5" x 10'6" (max) (4.098m x 3.211m (max))

En Suite Shower Room

Bedroom Two

11'3" x 8'5" (3.435m x 2.570m)

Bathroom

Stairs To Second Floor

Second Floor Landing

Bedroom Three

15'6" x 13'7" (max) (4.729m x 4.143m (max))

Bedroom Four

15'6" x 7'11" (4.727m x 2.428m)

Externally

The property occupies a corner plot with a front lawn and enclosed rear garden. Detached single garage and driveway parking to the side.

Council Tax

Band D

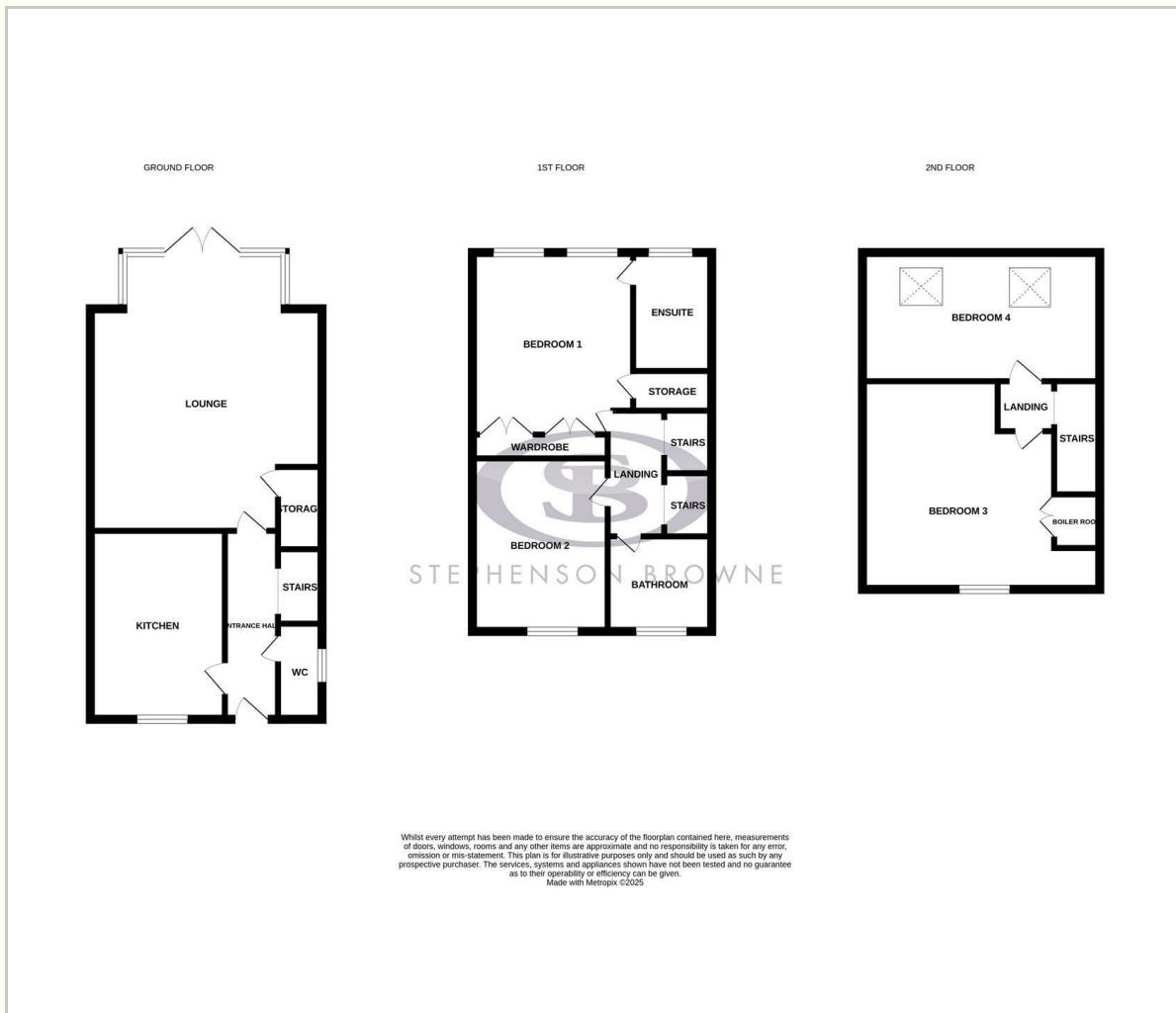
Need to Sell?

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

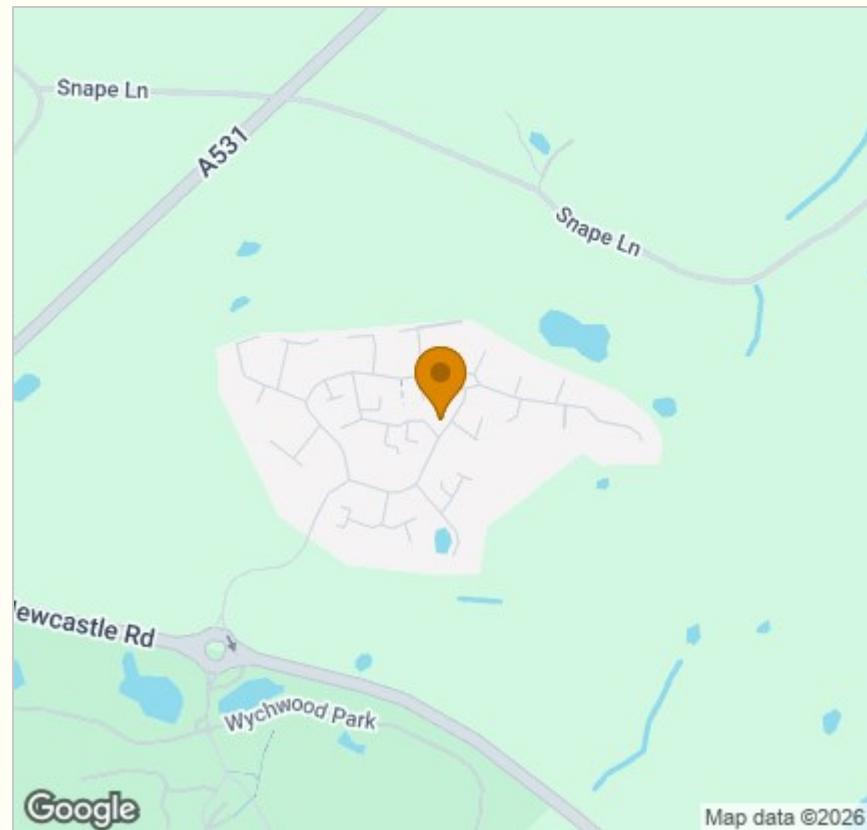
Tenure

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.

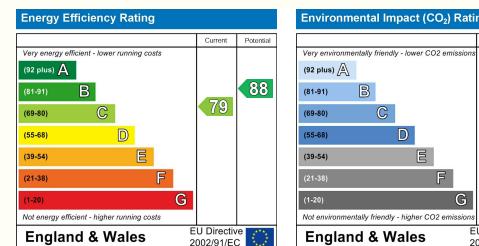
Floor Plan



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

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