



STEPHENSON BROWNE

Narrow Lane, Crewe Green, Crewe

CW1 5UN



Auction Guide £200,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £200,000 plus
reservation fee.

A rare opportunity to acquire this charming Grade II listed Duchy of Lancaster semi-detached cottage, offered for sale via the Modern Method of Auction. Occupying a pleasant position within a sought after village location close to Crewe, position nicely within gardens that extend to the front, side and rear. The property boasts a wealth of character and period charm, while offering an exciting opportunity for a new owner to undertake a programme of renovation and modernisation, allowing them to incorporate their own individual style and taste, making it a home to be cherished for years to come, making precious memories along the way.



The accommodation extends across two floors and retains a number of original features synonymous with a property of this age and style. Although requiring improvement throughout, the cottage presents significant scope to create a delightful home tailored to individual tastes and requirements, subject to any necessary building consents. There is mains gas central heating installed.



Externally, the property enjoys a generous garden area to the front, providing an attractive outdoor space with potential for landscaping and enjoyment throughout the seasons. To the rear, an enclosed courtyard offers a more private and low maintenance seating area, ideal for outdoor dining or relaxation. The property also benefits from allocated parking tucked nicely at the front of the property, a valuable feature for a period cottage of



this nature.

Conveniently situated for access to Crewe, Haslington, Sandbach and surrounding amenities, while enjoying the character and appeal of village life, this property is likely to appeal to a range of purchasers including those seeking a renovation project, investors, and buyers looking for a distinctive period home.

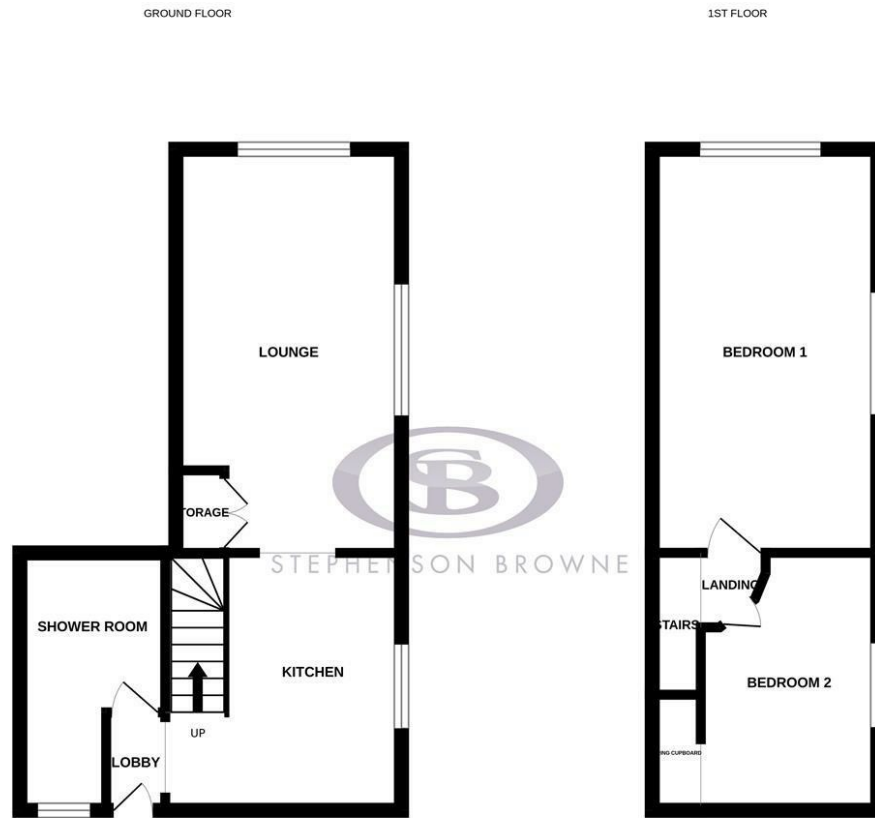
Viewing is highly recommended to fully appreciate the character, setting, and potential on offer



Viewing

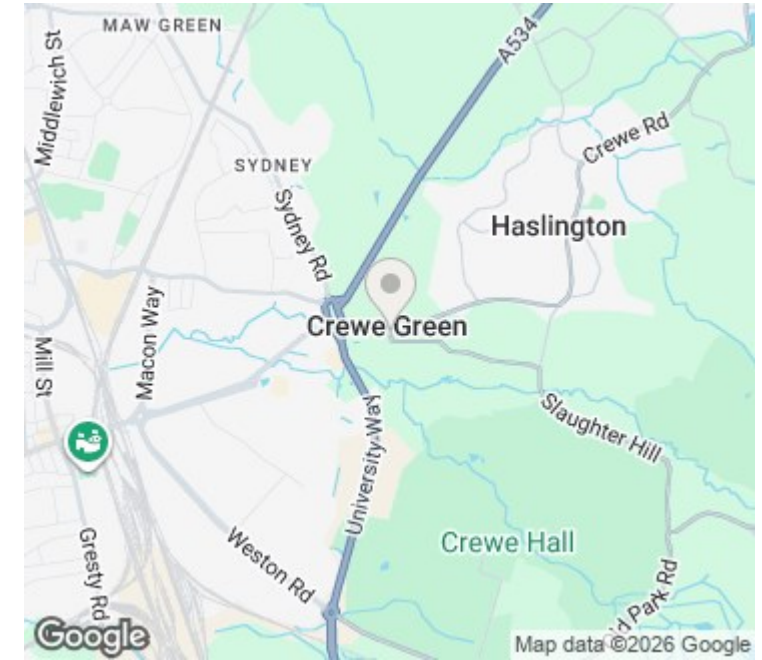
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 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) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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www.stephensonbrowne.co.uk