



**93 Mablins Lane**

CW1 3RG

Asking Price £160,000



STEPHENSON BROWNE

Stephenson Browne are pleased to present this fully renovated mid mews house which presents an excellent opportunity for both first time buyers and those looking to downsize.

Upon entering, you will find a welcoming reception room that flows seamlessly into a newly fitted kitchen diner, designed with modern living in mind. The stylish bathroom has also been recently updated, ensuring a fresh and contemporary feel throughout the home. The property boasts two spacious double bedrooms, making it ideal for small families or couples seeking extra space.

One of the standout features of this property is the lovely enclosed rear garden, perfect for enjoying the outdoors in privacy. The new fencing adds to the appeal, providing a secure space for children or pets to play. Additionally, off road parking for two vehicles is available at the rear, a valuable asset in this sought after location.

Situated close to excellent schools and local amenities, this home is not only convenient but also offers a sense of community. With no onward chain, you can move in without delay and start enjoying all that this charming property has to offer. This is a rare find in Crewe, and we highly recommend viewing to fully appreciate its many attributes.

## Hall

**Lounge**  
14'9" x 9'10" (4.52m x 3.02m)

**Kitchen/Dining Room**  
13'2" x 11'6" (4.03m x 3.51m)





#### **Stairs to First Floor**

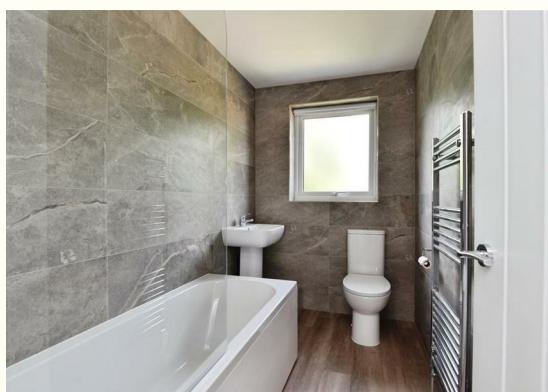
#### **Bedroom One**

13'3" x 12'5" (4.05m x 3.79m)

#### **Bedroom Two**

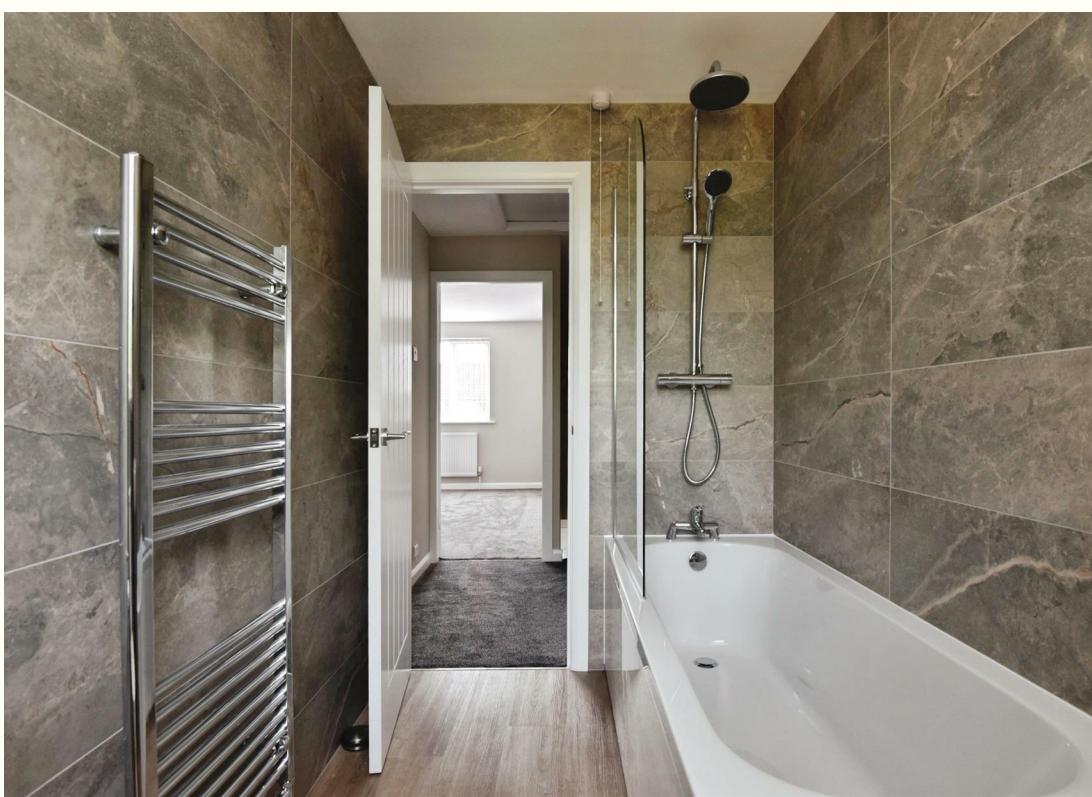
14'1" x 7'9" (4.31m x 2.37m)

#### **Bathroom**



#### **Externally**

The property has a neat front garden with new fencing and to the rear, the garden is fully enclosed. There is also off road parking to the rear.



#### **Council Tax**

Band B.

#### **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.

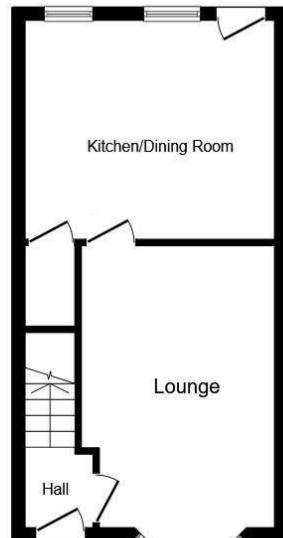
#### **Need to Sell?**

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

#### **Land Registry**

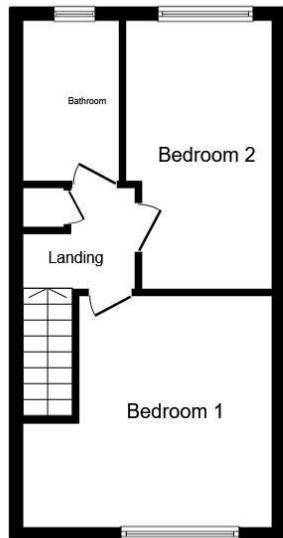
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

## Floor Plan



**Ground Floor**

Floor area 33.1 m<sup>2</sup> (357 sq.ft.) approx



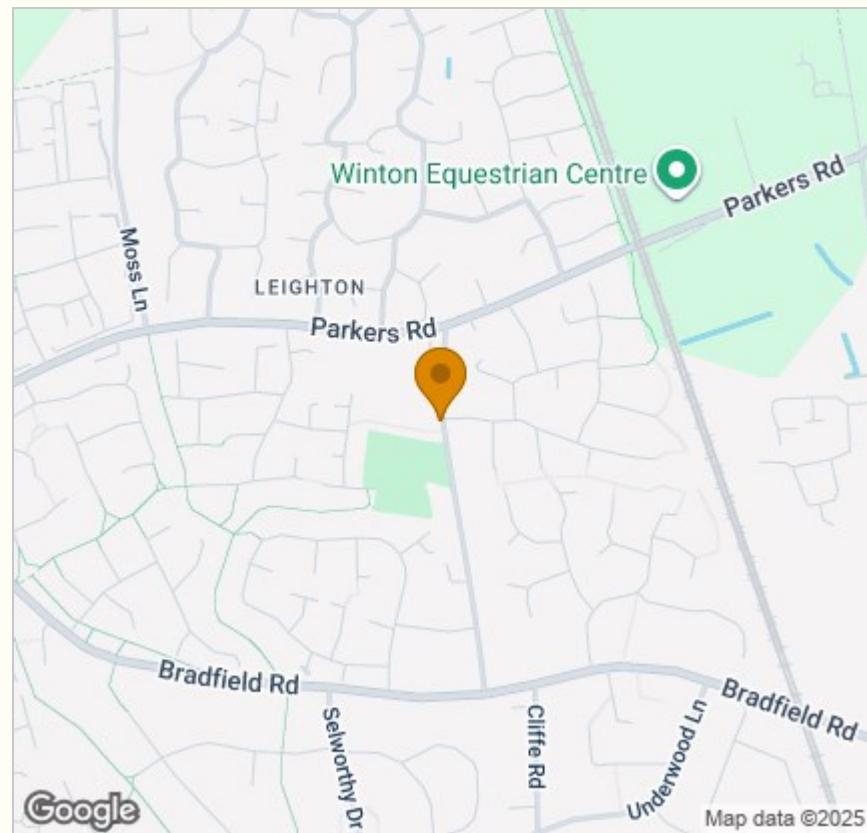
**First Floor**

Floor area 32.5 m<sup>2</sup> (350 sq.ft.) approx

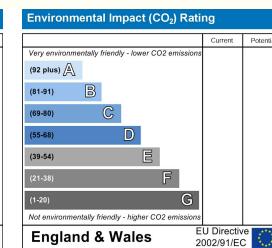
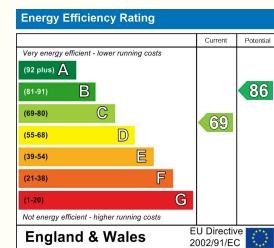
Total floor area 65.6 m<sup>2</sup> (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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 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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