



121 Broughton Road
CW1 4NP
Asking Price £150,000



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STEPHENSON BROWNE

Stephenson Browne are delighted to present this charming and IMMACULATELY PRESENTED mid terraced cottage. With three bedrooms and TWO RECEPTION ROOMS, this lovely home has so much to offer and should appeal to a wide variety of buyers. The accommodation briefly comprises of a spacious dining room with Cheshire brick recess to the chimney breast and overlooks open countryside to the front elevation. There is a spacious lounge with the most beautiful fireplace housing a log burner. The fitted kitchen is well equipped and leads to a useful boot room/laundry with storage and space for appliances. The stylish shower room completes the ground floor accommodation. To the first floor there are TWO DOUBLE BEDROOMS and a further bedroom off the principal bedroom. This room could also be used as a dressing room, nursery or home office, offering flexible accommodation! Externally, the property is approached over a smart forecourt garden. There is also access to the rear from an alley situated a little further up the row of cottages. To the rear, there is a very neat walled courtyard garden with raised flower beds and a stone patio providing a delightful space to enjoy the warmer months. Through the wrought iron gate and across the access pathway, there is a very good size rear garden which is fully enclosed, mainly laid to lawn with space for a large garden shed and a raised decked area. A truly wonderful and characterful cottage which must be viewed to be appreciated!

Dining Room

11'10" x 10'9" (3.63 x 3.30)

Double glazed entrance door. Double glazed window to the front elevation. Exposed Cheshire brick recess to chimney breast with shelving and cabinetry to the alcoves. Radiator. Hardwood flooring.

Lounge

12'11" x 11'10" (3.94 x 3.63)

Double glazed window to the rear elevation. Log burner with brick inset and oak mantle. Radiator. Wood effect flooring.

Kitchen

8'4" x 7'4" (2.54m x 2.24m)

Double glazed window to the side elevation. Having a range of stylish wall and base units with worktop over. Built in electric oven with gas hob over and stainless steel chimney hood extractor. Stainless steel sink with drainer adjacent. Integrated fridge freezer. Space for a dishwasher. Tiled floor.

Boot Room/Laundry

7'6" x 6'9" (2.31 x 2.06)

Composite door leading to the rear courtyard. Having a range of wall and base units with worktop over and space and plumbing for a washing machine and tumble dryer. Tiled floor.



**Shower Room**

6'8" x 6'8" (2.036 x 2.036)

Modesty double glazed window to the side elevation. Corner shower cubicle with electric shower as fitted. Wall hung vanity wash hand basin with storage under. Matching wall hung storage cupboard. Wall hung low level W.C. Complementary tiling to walls and floor. Radiator.

Stairs to First Floor**Bedroom One**

12'9" x 11'10" (3.91 x 3.61)

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

Bedroom Two

12'9" x 10'11" (3.91 x 3.33)

Double glazed window to the front elevation. Radiator.

Bedroom Three

7'6" x 7'3" (2.31 x 2.21)

Double glazed window to the rear elevation. Radiator.

**Externally**

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**Council Tax**

Band A.

Tenure

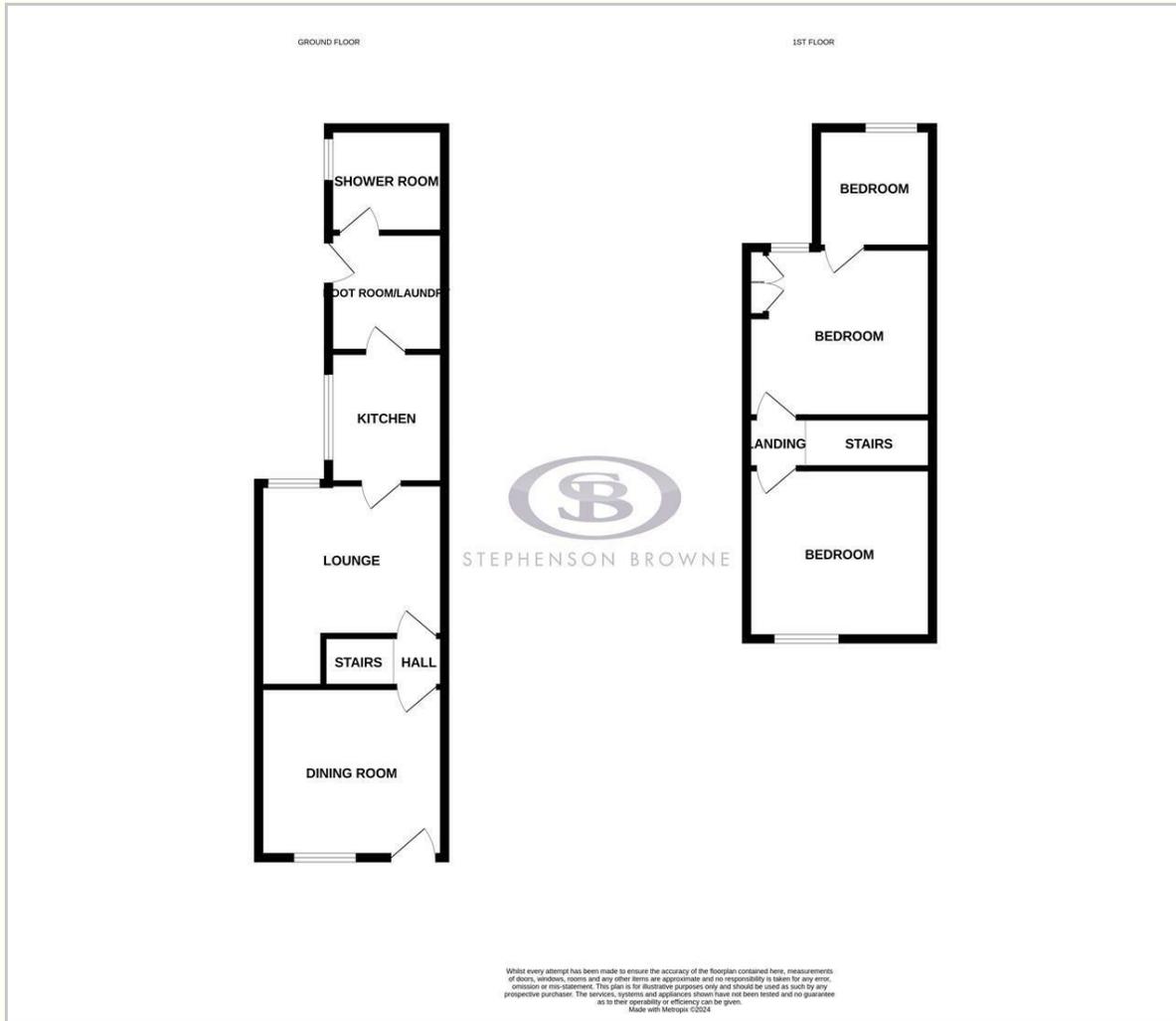
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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



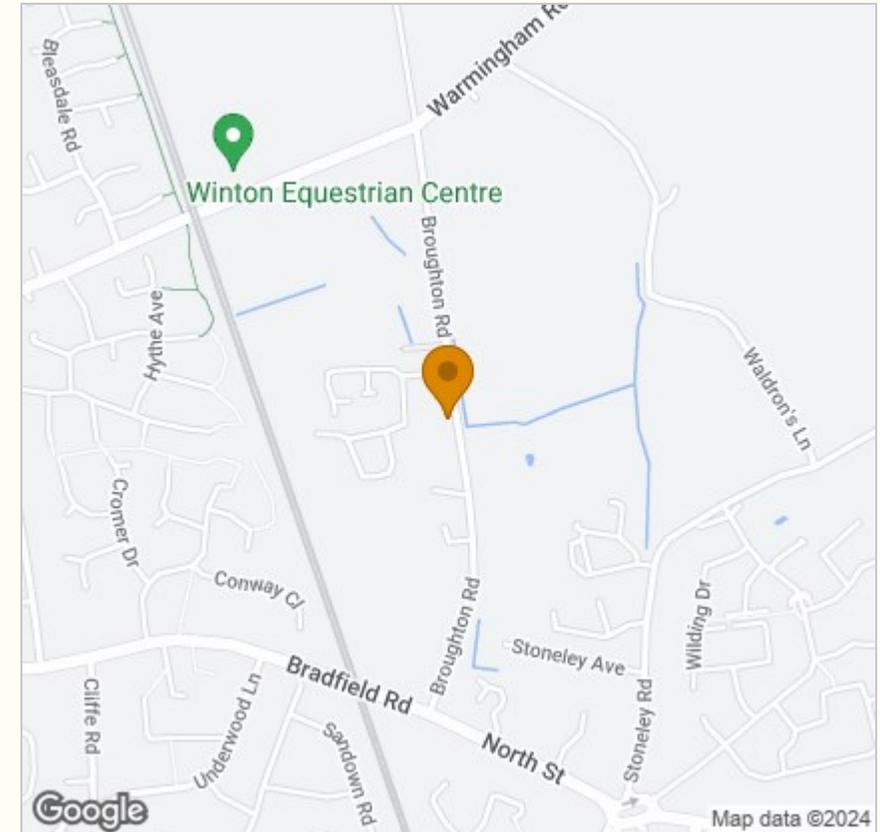
Floor Plan



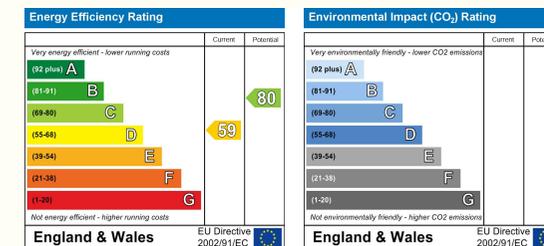
Viewing

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

Area Map



Energy Efficiency Graph



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