



STEPHENSON BROWNE

**Wareham Drive, Crewe**

CW1 3XA



**£200,000**

## Description

Situated in a popular residential location, this well presented three bedroom semi detached home offers spacious and versatile accommodation, ideal for first time buyers, growing families, or investors alike.

The property benefits from a bright and welcoming living space, a fitted kitchen, and a generous conservatory providing additional reception space with views over the rear garden. Upstairs, there are three well proportioned bedrooms and a family bathroom.

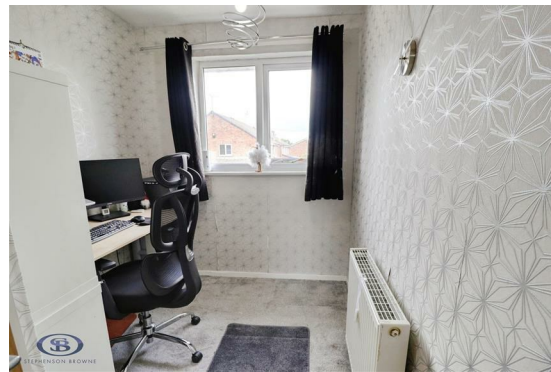
Externally, the home features a low maintenance rear garden, perfect for relaxing and entertaining, together with a driveway providing off road parking and a detached garage offering excellent storage or workshop potential.

Conveniently located close to a range of well regarded schools, local amenities, and excellent transport links, the property is ideally positioned for commuters and families alike.

Offered to the market with the added advantage of **\*\*no onward chain\*\***, this property presents an excellent opportunity for buyers seeking a straightforward move.

Early viewing is highly recommended.





## Viewing

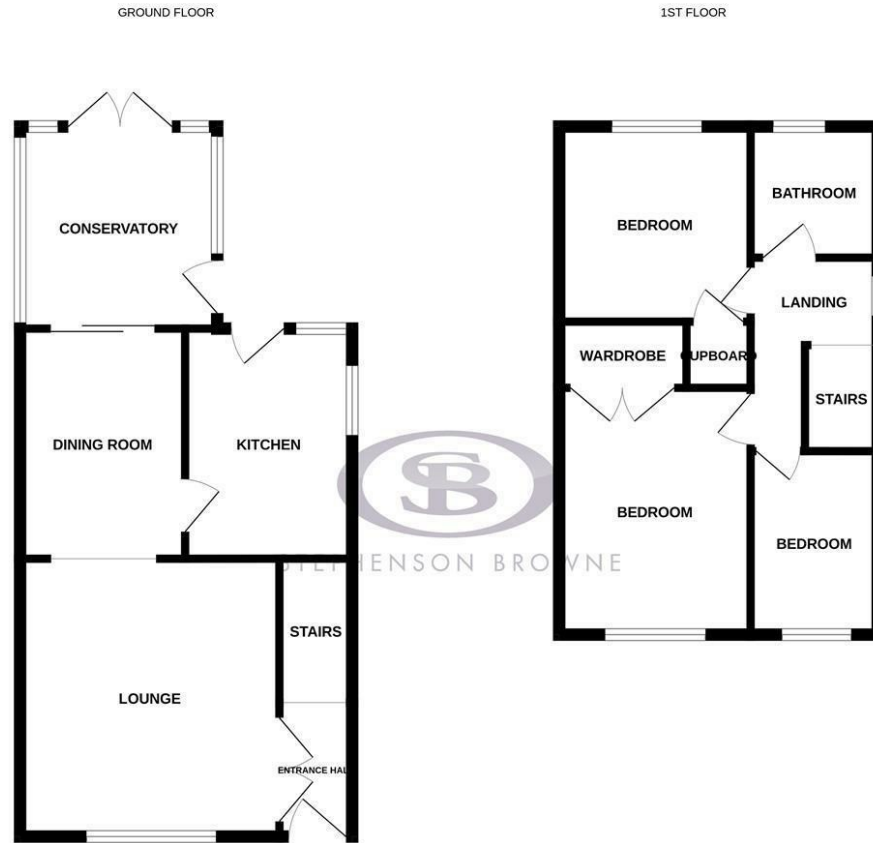
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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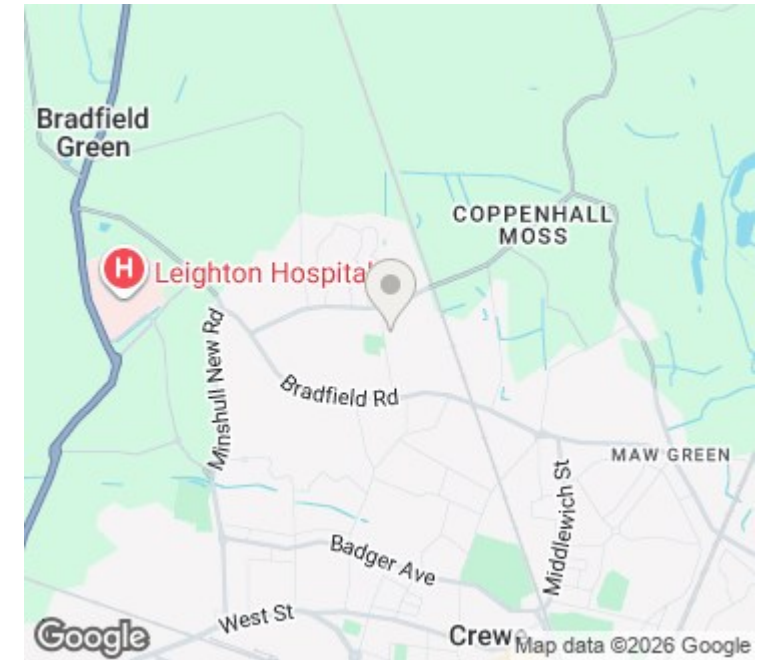


# Floorplans



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



# EPC Rating

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

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