



**3 St. Davids Mews Abbey Park Way**

CW2 5RW

**Asking Price £196,000**



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STEPHENSON BROWNE



Stephenson Browne are delighted to present this IMMACULATELY PRESENTED modern mid mews property! Being located on the ever sought after WYCHWOOD VILLAGE development and affording convenient access to Nantwich and Crewe as well as major road links. The accommodation briefly comprises a welcoming entrance hall, a spacious and wonderful open plan living/dining/kitchen and a useful downstairs cloakroom/W.C. On the first floor, there are TWO DOUBLE BEDROOMS, both with built-in storage and the bathroom completes the accommodation. Externally, the property is set behind a neat hedged garden with a path leading to the entrance. To the rear the garden is EXTREMELY WELL MAINTAINED and is fully enclosed and mainly laid to lawn with neat borders and a stone patio area providing space to sit out during the warmer months. There is also a hardstanding for a garden shed (included in the sale) and there is access to the rear allocated parking space. This really is a lovely home, secure your viewing today!

#### Entrance Hall

Double glazed entrance door. Radiator.

#### Cloakroom/W.C

Modesty double glazed window to the front elevation. Pedestal wash hand basin. Low level W.C. Radiator.

#### Lounge/Diner

16'4" x 14'10" (4.99 x 4.53)

Double glazed patio doors leading to the rear garden. Two radiators. Under stairs storage with power installed.

#### Kitchen

9'4" x 6'9" (2.87 x 2.07)

Having a stylish range of wall and base units with attractive worktop over. Built in electric oven with gas hob. Stainless steel chimney extractor hood. Fully integrated fridge freezer and washing machine. Composite one and a half bowl sink with drainer adjacent and mixer tap. Radiator. Tiled floor.

#### Stairs to First Floor

Loft access to landing.







### Bedroom One

13'1" x 9'10" (4.00 x 3.00)

Double glazed window to the rear elevation. Double built in wardrobes. Radiator.

### Bedroom Two

15'3" x 8'7" (4.67 x 2.64)

Double glazed window to the front elevation. Built in storage cupboard. Radiator.

### Bathroom

Panelled bath with shower attachment and glass shower screen. Pedestal wash hand basin. Low level W.C. White ladder radiator. Tiled floor.



### Externally

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### Council Tax

Band C.

### Tenure

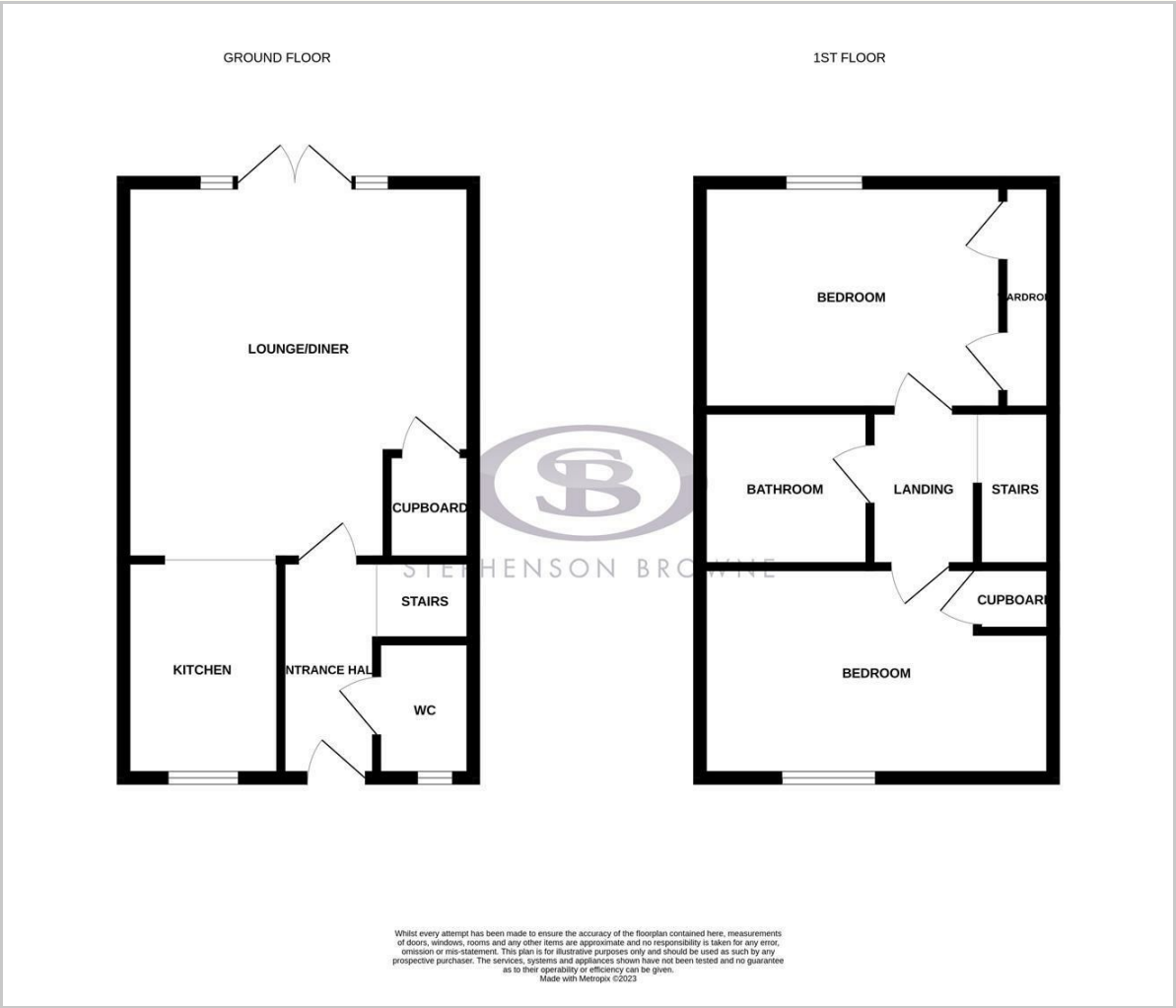
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

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



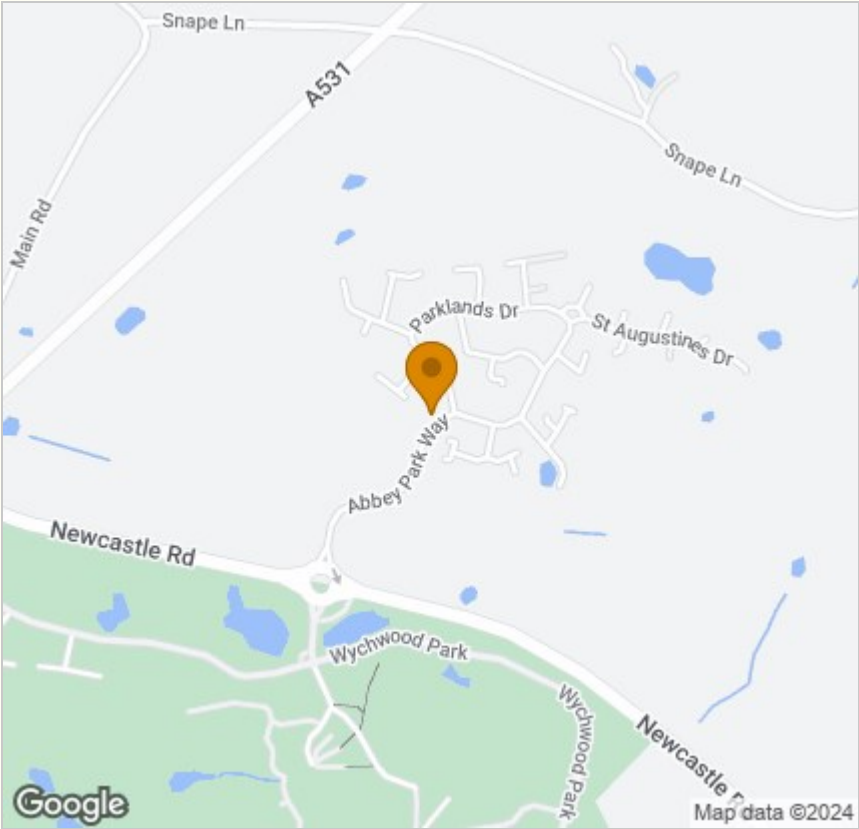
Floor Plan



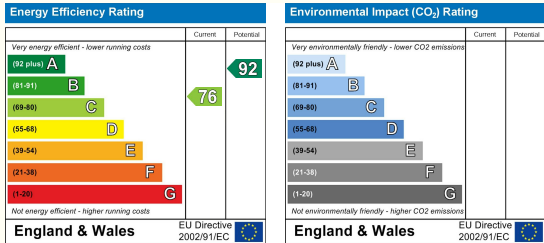
Viewing

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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