



3 St. Davids Mews Abbey Park Way
CW2 5RW
Asking Price £196,000



STEPHENSON BROWNE

Stephenson Browne are delighted to present this **IMMACULATED 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.

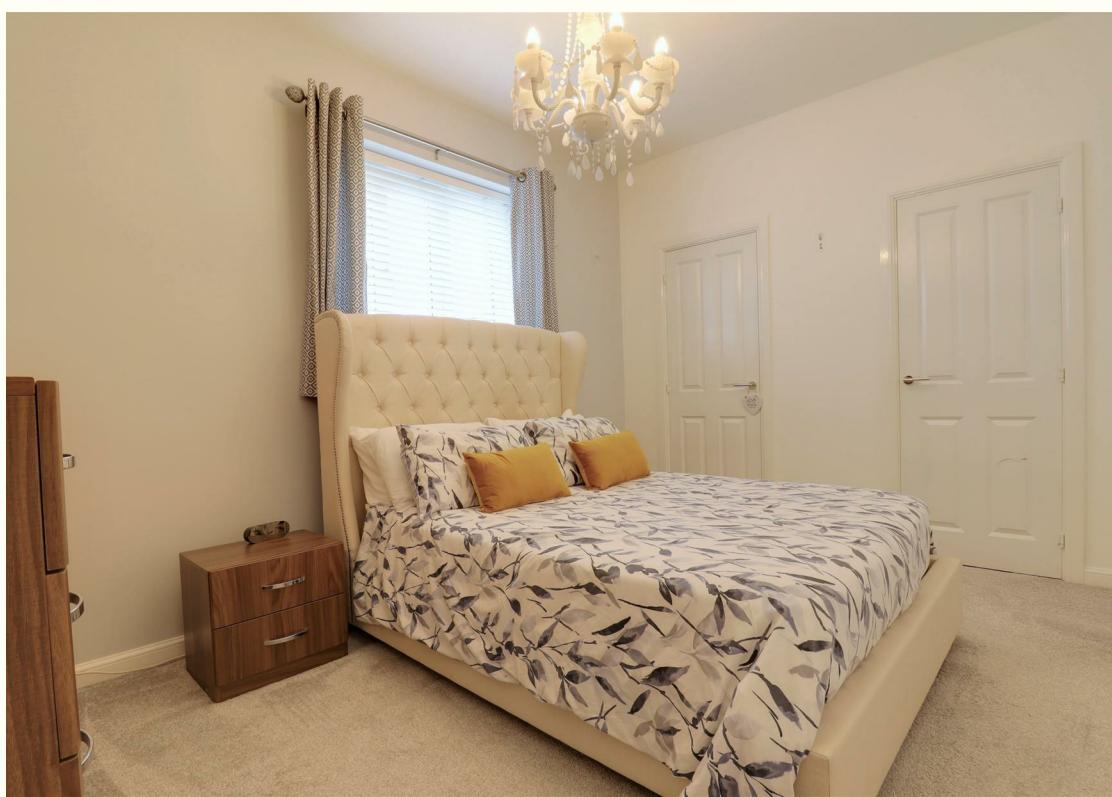
Kitchen

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.

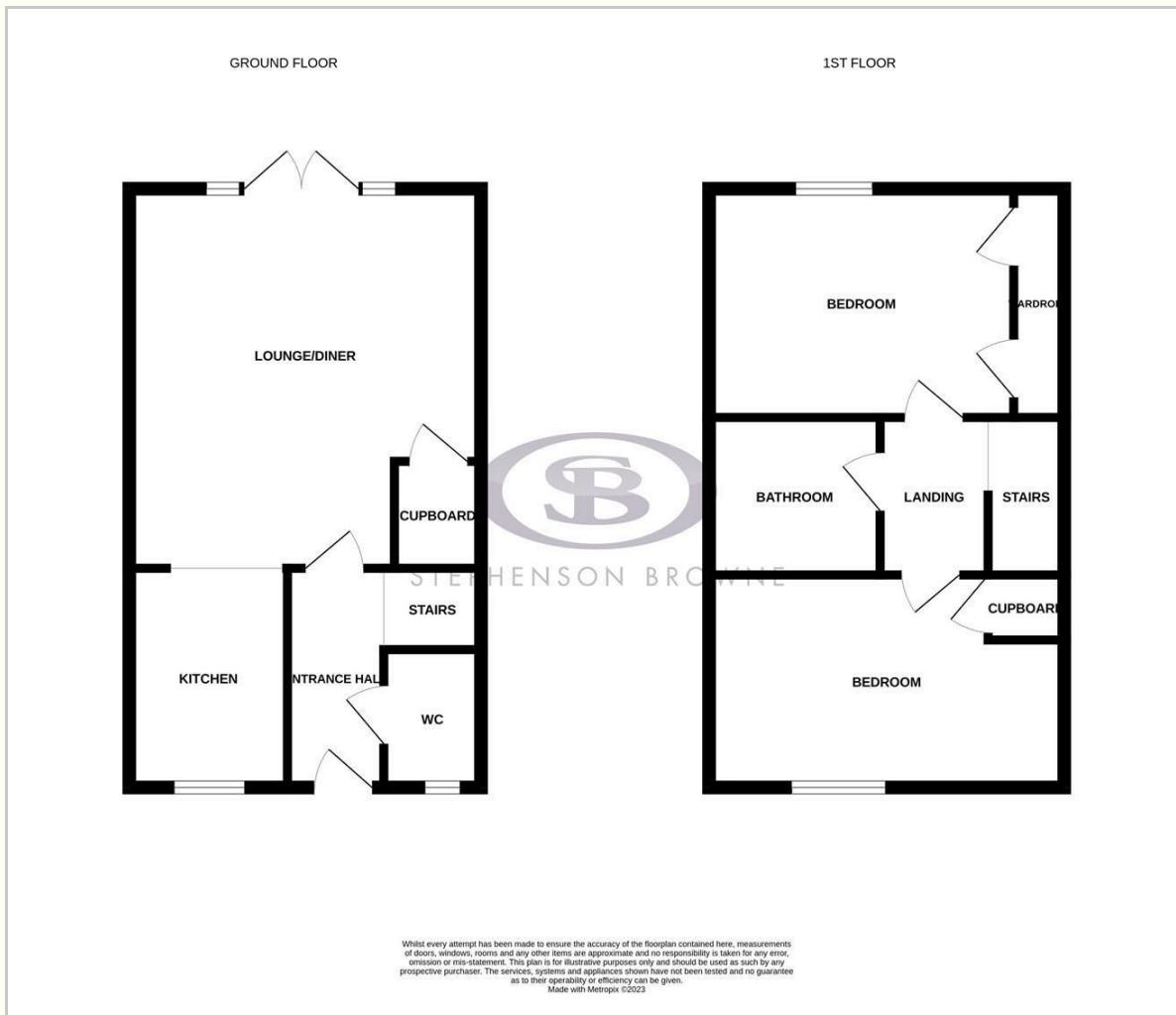
Tenure

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.

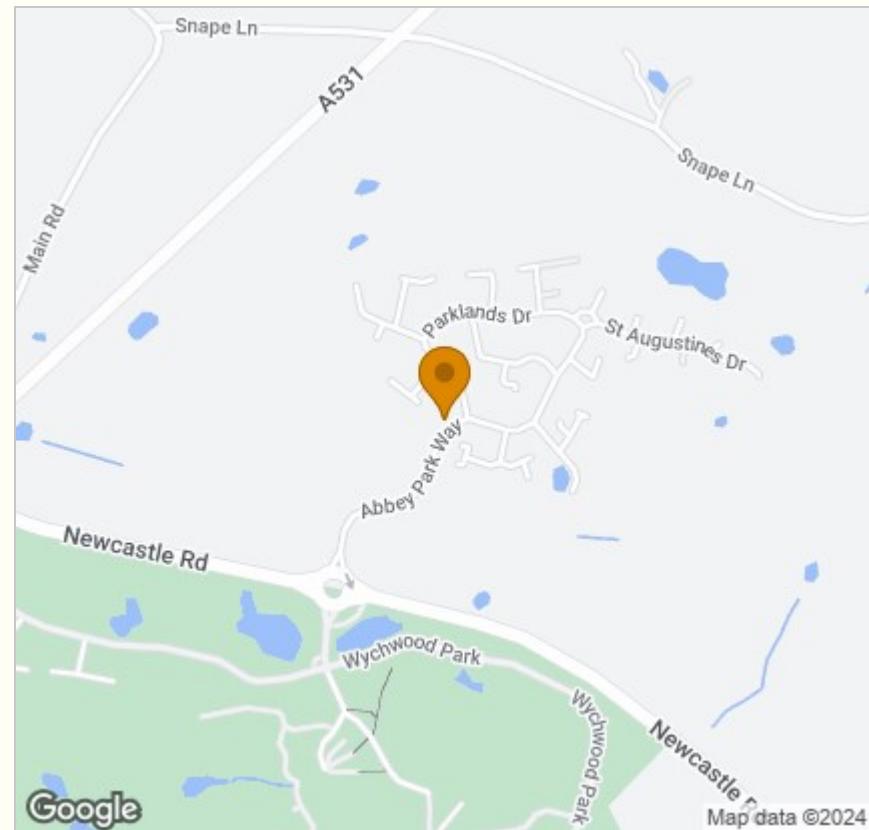
Need to Sell?

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

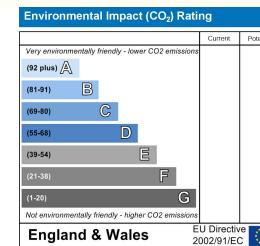
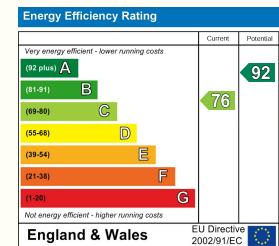
Floor Plan



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 item; (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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