



**17 Bilton Way**

CW2 8SN

Offers In The Region Of £200,000



STEPHENSON BROWNE

Welcome to this modern semi detached house located on Bilton Way in Crewe, which should appeal to a wide variety of buyers including first time buyers, small families or those seeking an investment opportunity. This charming property boasts two well proportioned bedrooms and a stylish bathroom, making it perfect for comfortable living.

As you enter, you will be greeted by a fantastic open-plan living area that is both spacious and inviting. The ground floor features underfloor heating, ensuring a warm and cosy atmosphere throughout. The layout includes two reception rooms, providing ample space for relaxation and entertaining guests. Additionally, a convenient downstairs WC and a utility room enhance the practicality of this home.

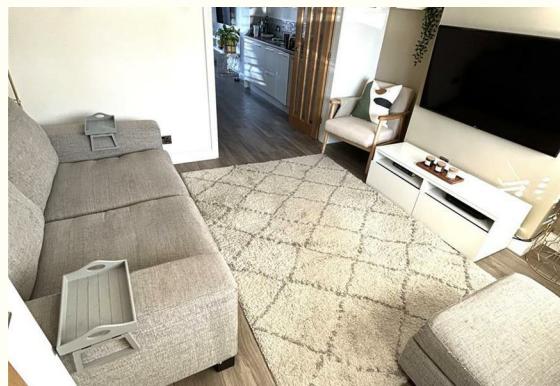
The property is finished to a high standard, all of the windows have been replaced within the last six months and this home features modern fixtures and fittings that create a contemporary feel. Storage is plentiful, allowing you to keep your living spaces tidy and organised.

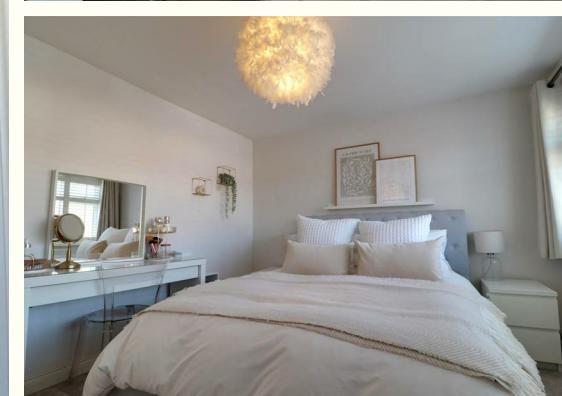
Step outside to discover a large rear south facing garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The driveway offers parking for two vehicles, adding to the convenience of this lovely home.

It is worth noting that the property is also located not far from the renowned Queens Park which provides an ideal setting for walks around the lake and picnics during the summer months, there is also a children's play area and cafe located within the grounds. The golf course and George's playing fields are also within the vicinity.

Situated close to local amenities, this property is well-connected to shops, schools, and transport links, making it an excellent choice for those who value accessibility. With its move-in ready condition, this home is a wonderful opportunity not to be missed.

## Entrance Hall





**Lounge**  
12'0" x 10'11" (3.66m x 3.33m)

**Kitchen/Diner**  
14'4" x 19'3" (4.39m x 5.89m)

**Utility Room**

**WC**

**Stairs To First Floor**

**Landing**

**Bedroom One**  
12'0" x 10'8" (3.66m x 3.26m)

**Bedroom Two**  
8'7" x 10'5" (2.62m x 3.20m)

**Bathroom**

**Externally**

The property has driveway parking and a large garden to the rear.

**Directions**

From the agents office proceed into Ruskin Road and follow to the end, turn left into Alton Street and then take the first right hand turn into Flag lane. Go to the traffic lights and turn left into Wistaston Road. Follow the road to the end passing the Queens Park on the left hand side. At the t-junction turn left into West Street and take the first right hand turn into Bilton Way. The property can be found on the left hand side.

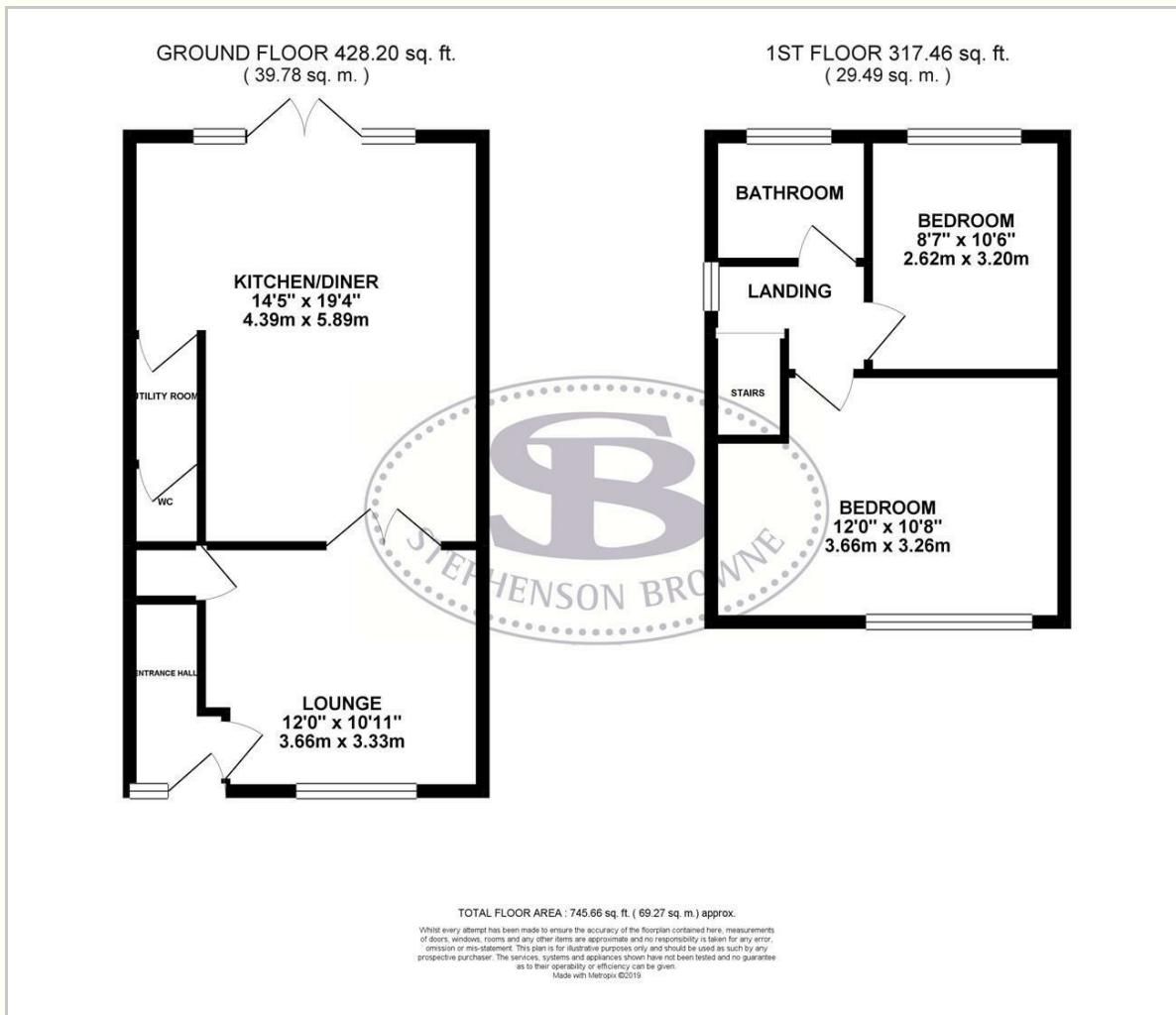


**Tenure**  
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

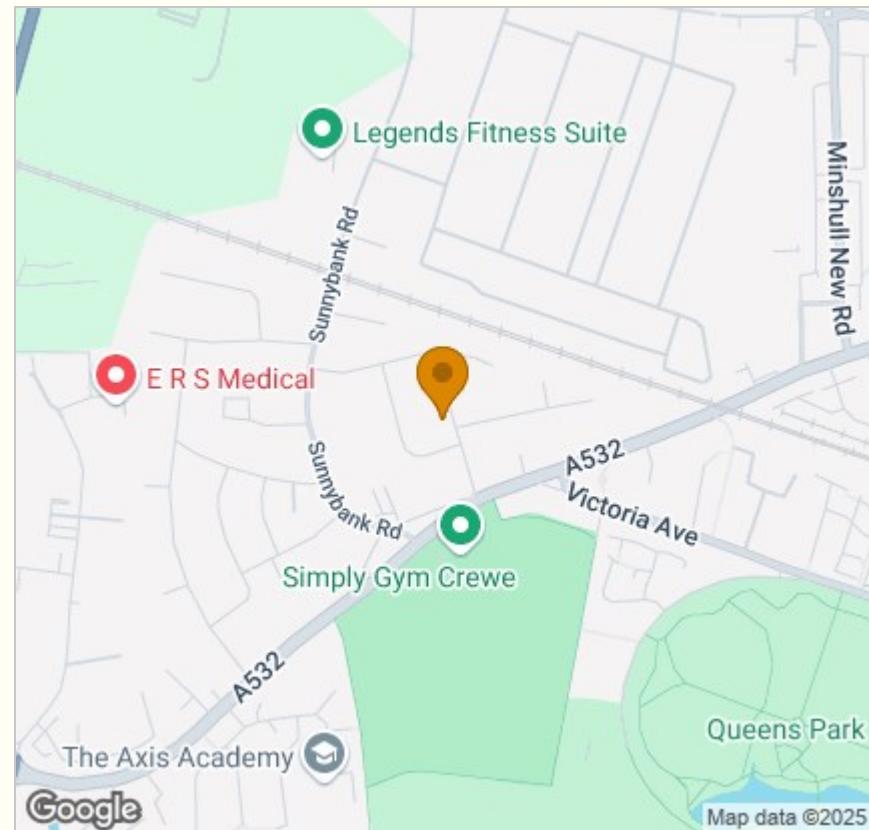
**Need to Sell?**  
For a FREE valuation please call us on 01270 252545

**Council Tax**  
Band B.

## Floor Plan



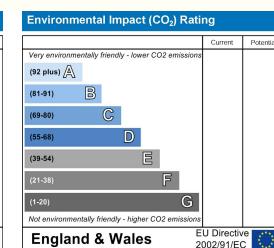
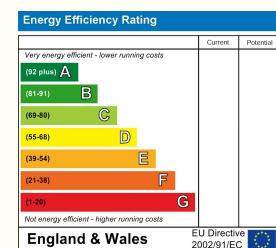
## Area Map



## 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.

## Energy Efficiency Graph



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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)