



STEPHENSON BROWNE

## Ursuline Way, Crewe

CW2 6LB



**£325,000**

## Description

Stephenson Browne are delighted to bring to the market this immaculately presented three bedroom detached property which is situated within a highly regarded area always popular with families, offering spacious and versatile accommodation throughout, each room flowing effortlessly into the next.

Upon entering the property, you are welcomed into a bright and comfortable lounge, providing the perfect space to relax and unwind. The ground floor further benefits from a well appointed kitchen with ample storage and worktop space, alongside a dining area ideal for everyday family living and entertaining guests. In addition, the property boasts an orangery overlooking the stunning rear garden, offering a versatile extra reception space filled with natural light. The layout is both practical and inviting, making the home perfectly suited to modern living.

To the first floor, the property offers three lovely, well proportioned bedrooms, providing comfortable and flexible accommodation. The principal bedroom offers ample space for furnishings, while the second bedroom is also a good sized double, ideal for family members or guests. The remaining bedroom is ideally suited as a child's room, nursery, or home office. A wonderful family bathroom completes the upstairs accommodation, fitted with essential fixtures for everyday convenience.

Externally, the property benefits from a private rear garden, providing an enjoyable outdoor space ideal for relaxing or entertaining. To the front, there is off-road parking and a garage, further enhancing the practicality of the home.



Early viewing is highly recommended to fully appreciate the space and potential this fantastic home has to offer.

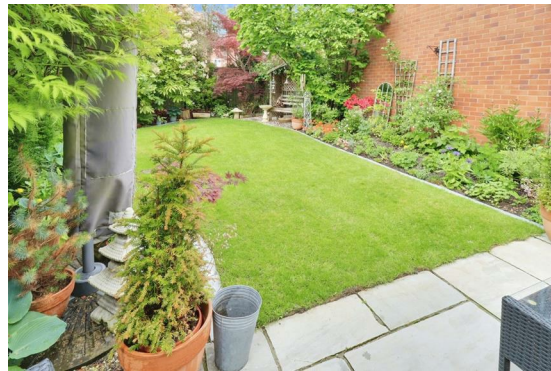


### Viewing

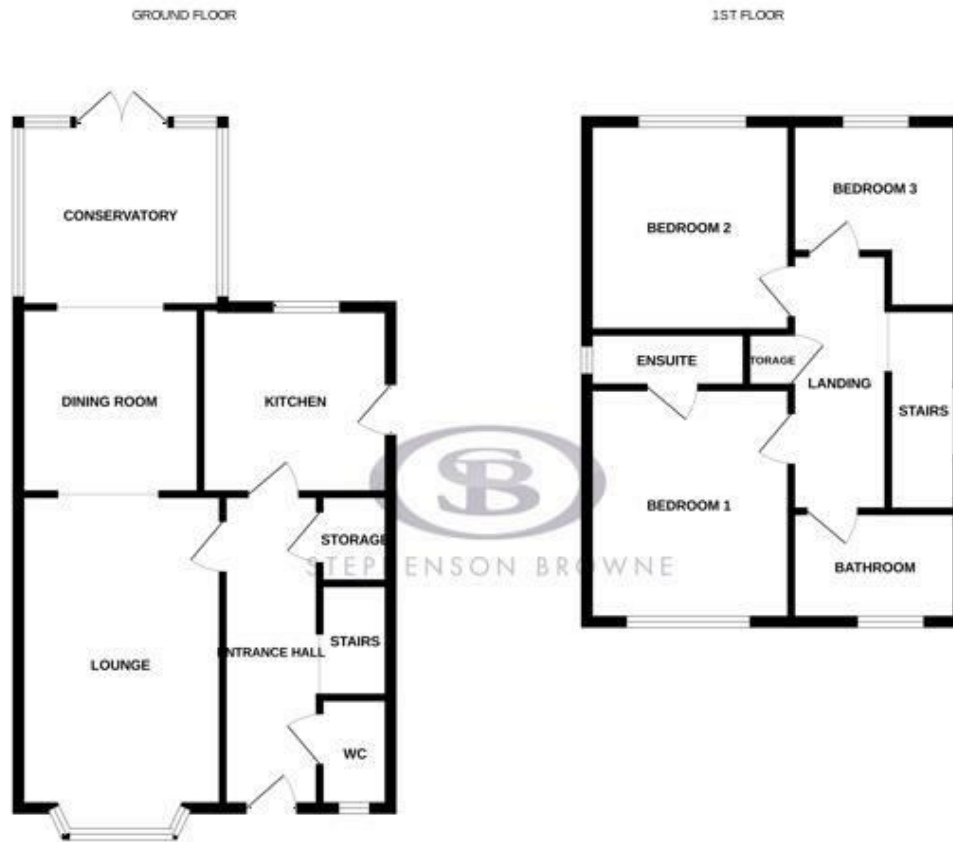
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Blueprints 12/2024

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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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