



39 Ash Road

CW1 4DU

Asking Price £145,000



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STEPHENSON BROWNE





39 Ash Road

- Improvement Required
- Driveway Parking
- Outbuilding
- Council Tax Band A
- Semi Detached
- No Onward Chain
- Enclosed Rear Garden
- Two Reception Rooms
- Three Bedrooms
- Popular Location

Stephenson Browne are pleased to present this semi-detached house which presents an excellent opportunity for those seeking a project to make their own. With three well proportioned bedrooms, this property is ideal for families or investors looking to enhance its potential. The two reception rooms offer versatile living spaces, perfect for both relaxation and entertaining.

The enclosed rear garden offers a private outdoor space for leisure and gardening. The property also boasts ample driveway parking for up to three vehicles, ensuring convenience for residents and guests alike.

Although the house requires some improvement, it serves as a blank canvas, allowing you to tailor it to your personal taste and style. With no onward chain, you can move forward with your plans without delay. Located in a popular area of Crewe, this home is well-positioned for local amenities and transport links, making it an attractive option for those looking to settle in this vibrant community.

Whether you are a first time buyer eager to create your dream home or an investor seeking a promising opportunity, this semi-detached house on Ash Road is not to be missed.



Entrance Hall

Lounge 12'9" x 12'3" (3.908m x 3.744m)

Kitchen 9'2" x 9'9" (2.797m x 2.980m)

Store

Dining Room 8'6" x 9'10" (2.615m x 3.006m)

Stairs To First Floor

Landing

Bedroom One 14'7" x 10'9" (max) (4.451m x 3.282m (max))

Bedroom Two 10'8" x 9'10" (3.264m x 3.017m)

Bedroom Three 7'11" x 7'11" (2.423m x 2.416m)

Bathroom

WC

Externally

Ample driveway parking and enclosed rear garden.



Directions

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax

Band A

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.

Why choose us?

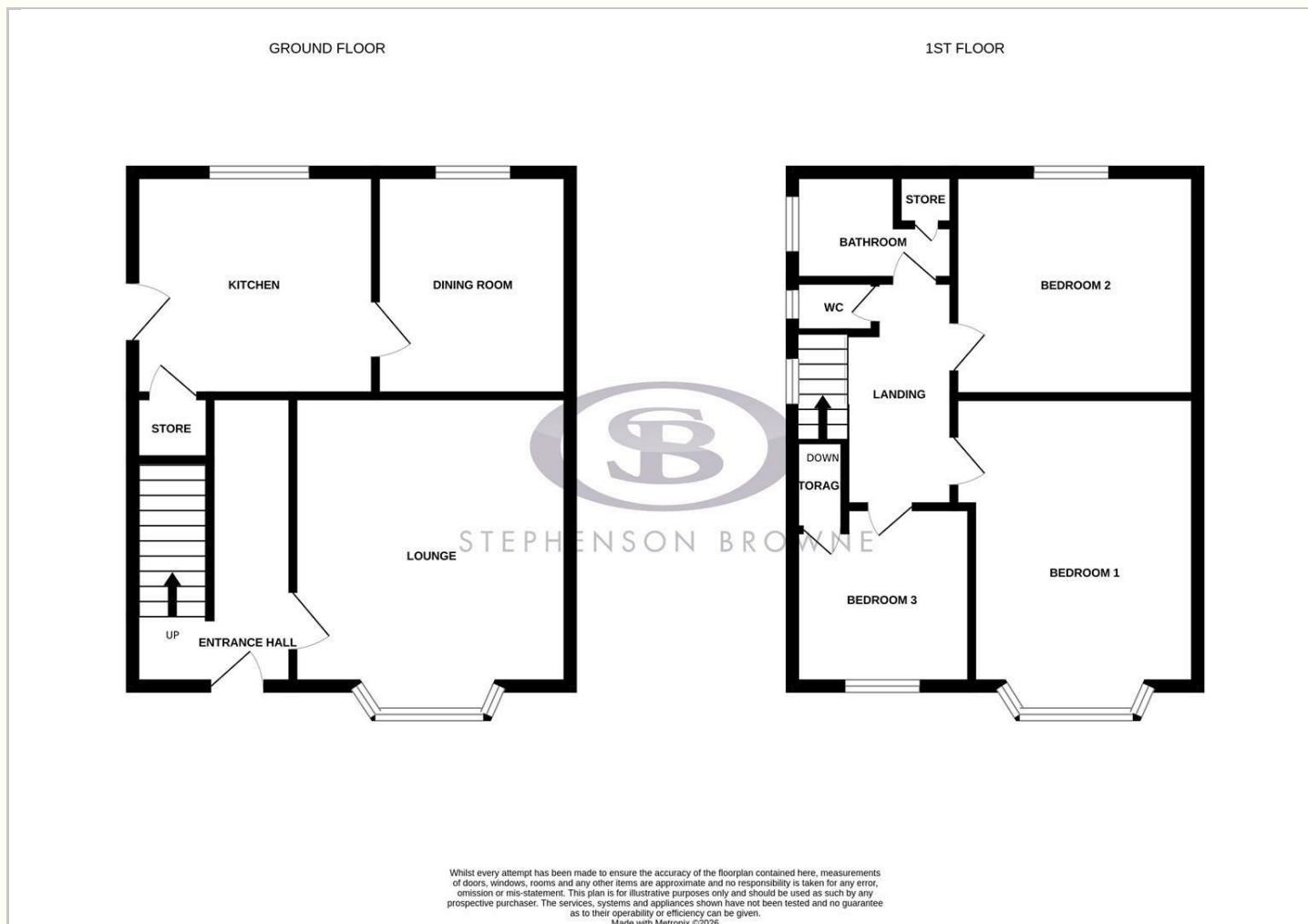
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

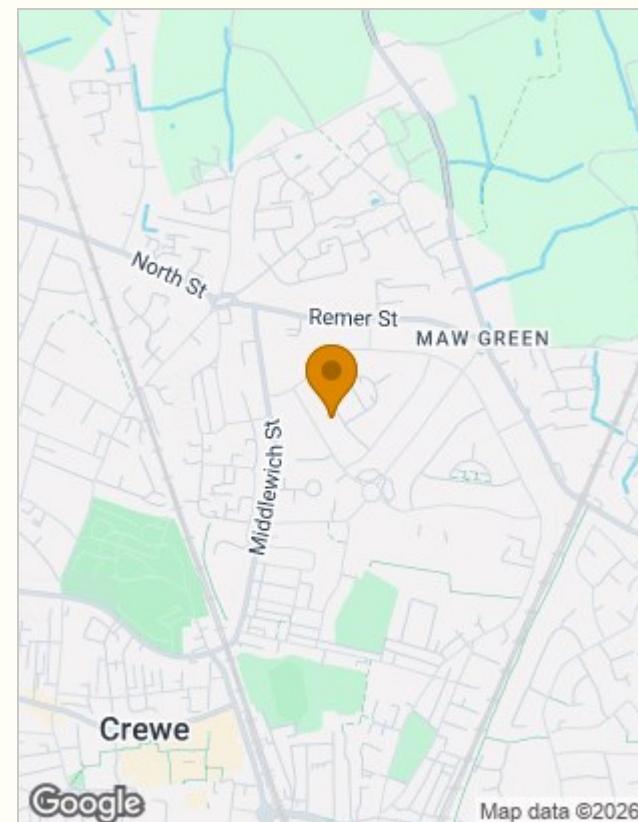




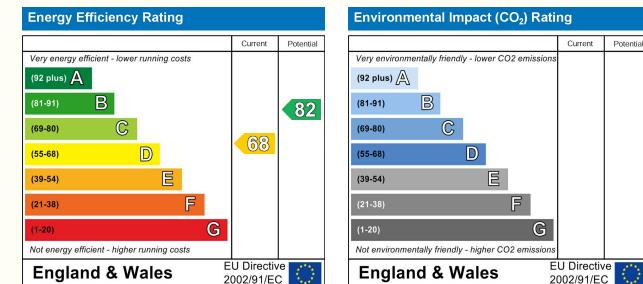
Floor Plans



Location Map



Energy Performance 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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