



## 24 Culland Street

CW2 6DQ

Asking Price £120,000



STEPHENSON BROWNE

Stephenson Browne are delighted to present this mid terraced property which offers a wonderful opportunity with two spacious double bedrooms and an additional loft room, this home provides ample living space in a characterful property with no buying chain involved.

The well proportioned layout features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The generous fitted kitchen boasts plenty of storage and the bathroom is equipped with a four piece suite, ensuring both functionality and comfort.

Step outside to discover a delightful courtyard garden, an ideal spot for enjoying the fresh air or hosting summer gatherings.

Situated in a sought after location, this home is conveniently close to the mainline railway station, making commuting a breeze. Additionally, it is within easy reach of local schools and amenities, ensuring that all your daily needs are met.

Viewing is highly recommended.

#### **Vestibule**

#### **Entrance Hall**

11'6" x 2'8" (3.516m x 0.834m)

#### **Living Room**

10'11" x 10'3" (3.330 x 3.128m)

#### **Sitting Room/Dining Room**

13'8" x 11'10" (max) (4.174m x 3.621m (max))

#### **Kitchen**

12'5" x 8'2" (3.785m x 2.502m)

#### **Stairs To First Floor**

#### **Bedroom One**

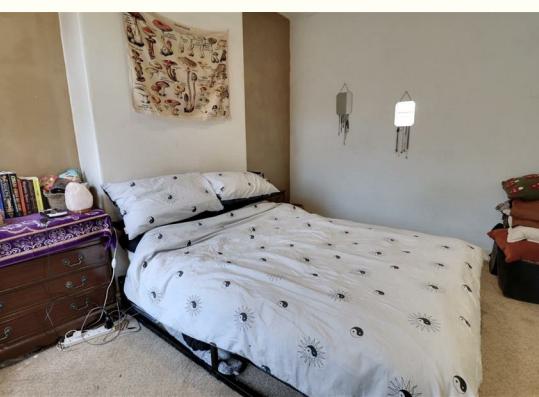
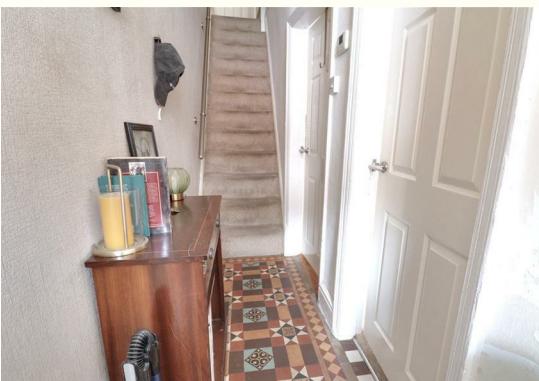
11'10" x 8'10" (3.622m x 2.710m)

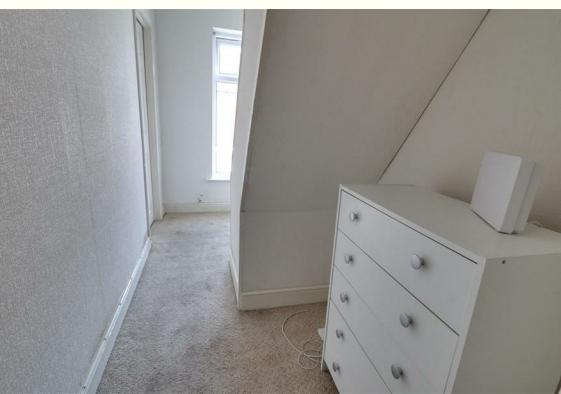
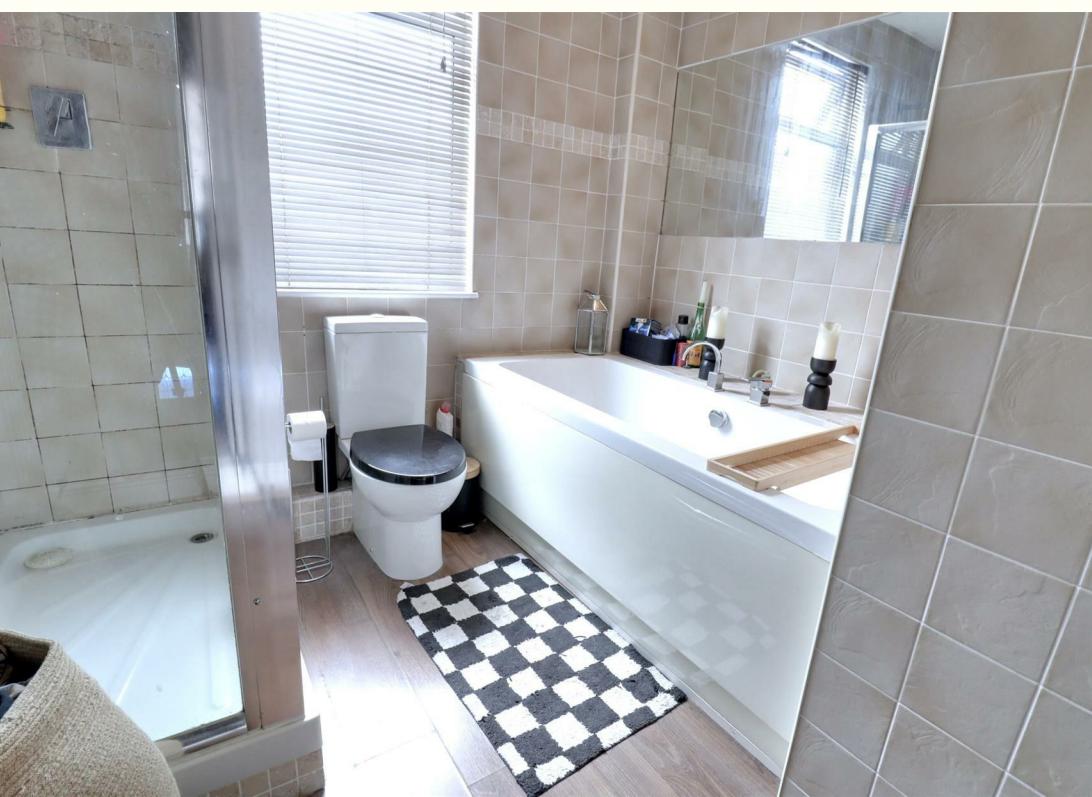
#### **Bedroom Two**

10'11" x 8'11" (3.331m x 2.730m)

#### **Bathroom**

#### **Stairs to Loft Room**





**Loft Room**  
12'9" x 9'2" (3.910 x 2.802m)

#### Externally

The property sits neatly back from the road and is approached over a neat forecourt garden. To the rear, the garden is fully enclosed and private. Providing a delightful space to sit out and enjoy the warmer months. There is gated access to the rear as well as a brick outbuilding providing additional storage.

#### 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.

#### 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.

#### 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.

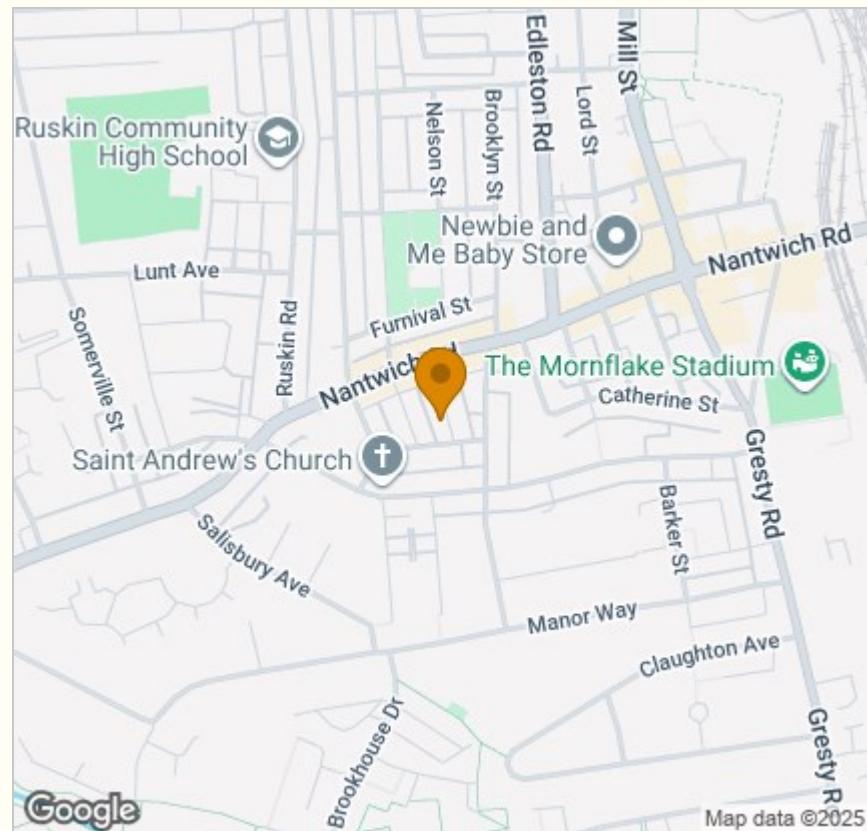
## Floor Plan



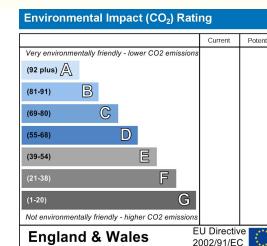
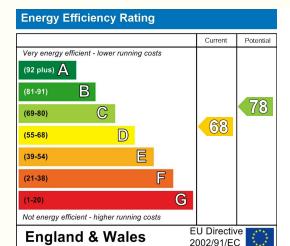
## Viewing

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



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 theme; (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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