



40 Broadleigh Way

CW2 6TT

£220,000



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STEPHENSON BROWNE

We here at Stephenson Browne are delighted to have the opportunity of offering for sale this delightful link detached home which is nicely tucked within a small cul-de-sac of similar style homes.

This property is located in a very popular residential area ideal for access to local shops and schools within the area alongside cycle paths and woodland walks.

The property will certainly impress and has been designed to provide modern open plan living giving a great contemporary feel throughout. The property includes an entrance area leading to the good size lounge, the well planned high gloss fitted kitchen with built in breakfast bar and lovely sparkle tile flooring is open to the ample size conservatory which enjoys views of the garden.

On the first floor there are two double bedrooms and a lovely modern bathroom again with sparkle tiling which keeps a consistent theme throughout this home. The property has a gas central heating system, double glazing and lovely enclosed gardens. There is ample parking to the front leading to the garage and an enclosed rear garden which is well screened providing a delightful area for sitting and entertaining outside.

View today - not to be missed!!

Entrance Hall

Lounge

13'6" x 10'10" (4.11m x 3.30m)

Breakfast Kitchen

13'10" x 9'5" (4.22m x 2.87m)

Conservatory

12'3" x 8'11" (3.73m x 2.72m)





Stairs to First Floor

Bedroom One

13'10" x 9'10" maximum (4.22m x 3.00m maximum)

Bedroom Two

9'6" x 6'9" (2.90m x 2.06m)

Bathroom

Externally

The property is tucked within a cul-de-sac of similar style homes and there is ample parking to the front. To the rear the garden is enclosed and is a great size enjoying a degree of privacy with a flagged patio and lawn with feature raised flower beds.

Garage

Up and over door. Power and light. Personal door to the garden.

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

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.

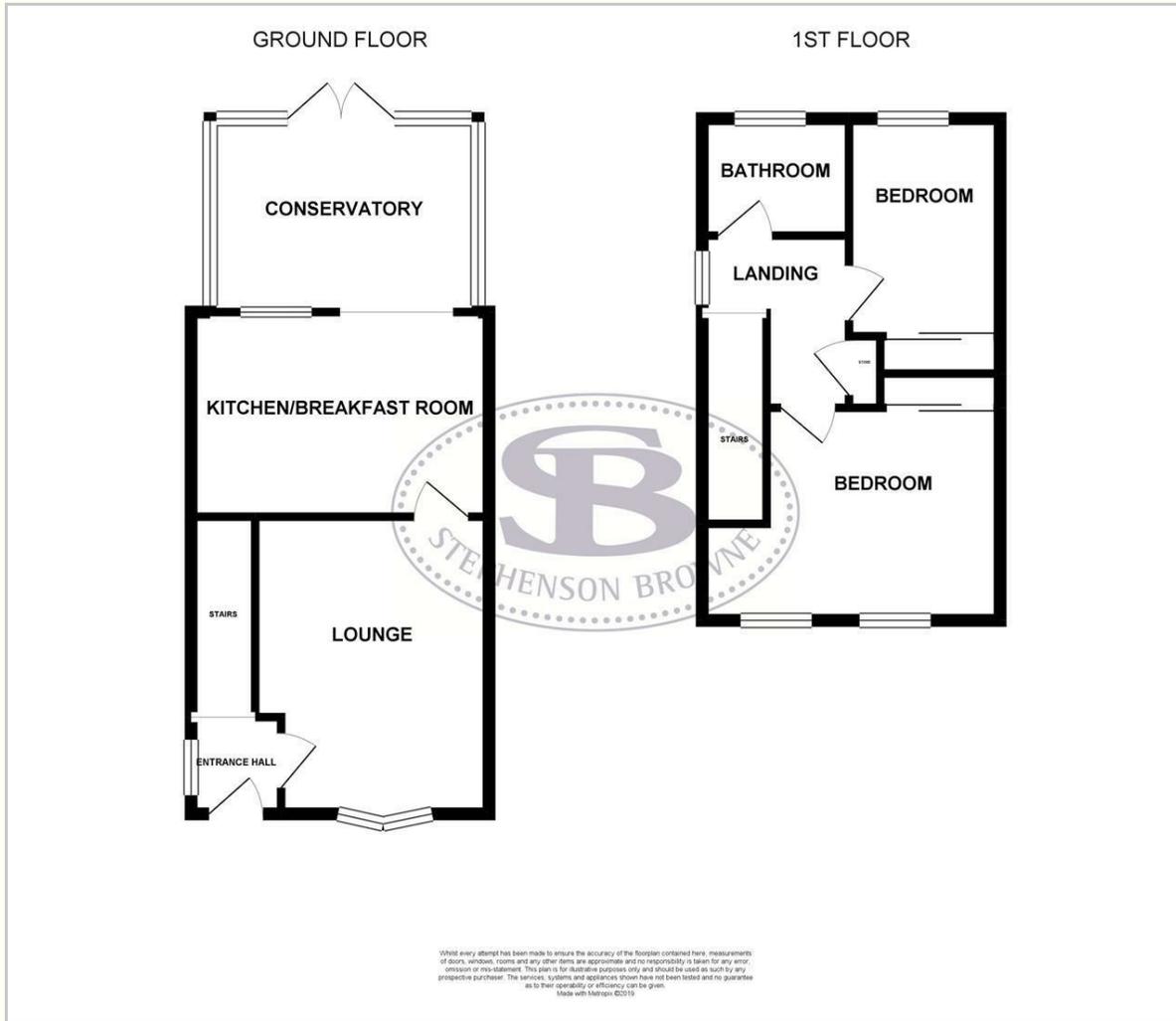
For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax

Band B



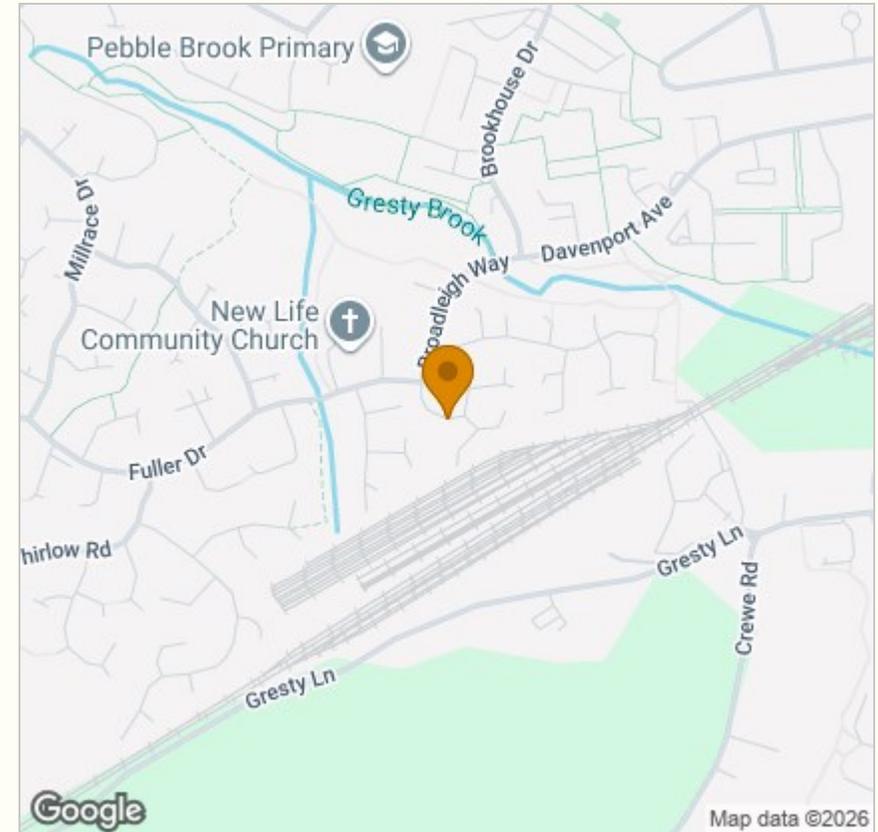
Floor Plan



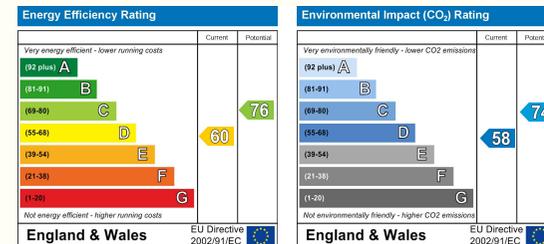
Viewing

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



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