



STEPHENSON BROWNE



**3 Smallman Road, Crewe
CW2 7NU
£975 PCM**

AVAILABLE NOW!! Nestled on the charming Smallman Road in Crewe, this delightful end terrace house offers a perfect blend of comfort and practicality. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each space flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features three spacious bedrooms, providing ample room for family living or accommodating guests. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and rejuvenating mornings. The single bathroom is conveniently located, catering to the needs of the household with ease.

This property is perfect for those seeking a home that combines traditional charm with modern living.

Its location in Crewe offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its generous living space and well-thought-out design, this end terrace house on Smallman Road is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.



Important Information

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for the council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 



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