



STEPHENSON BROWNE



**444 Crewe Road, Cheshire  
CW2 6QN  
£1,300 PCM**

**AVAILABLE NOW!** This beautifully presented detached house is situated in a highly regarded and sought after location. The property consists of, entrance porch, reception hall, lounge, sitting room, open plan family dining kitchen, utility boom and W/C. To the first floor is the primary bedroom with en suite shower room, two further double bedrooms and a family bathroom. Externally the property benefits from a large driveway with ample parking and a generous garden to the rear. Sorry no pets.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	61	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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232 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252251 | E: crewelettings@stephensonbrowne.co.uk | W: www.stephensonbrowne.co.uk