



STEPHENSON BROWNE

Kestrel Drive, Crewe

CW1 3RY



Auction Guide £110,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £110,000 plus
reservation fee.

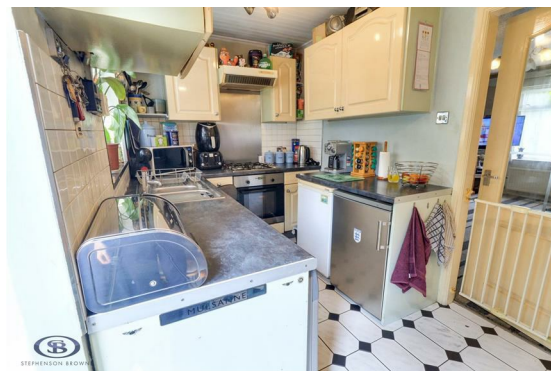
Stephenson Browne are delighted to present this well-presented two-bedroom semi-detached home, situated on the popular Kestrel Drive in Crewe. Offering modern accommodation throughout, this fantastic property is ideally suited to first-time buyers, young professionals, downsizers, or buy-to-let investors looking for a home in a sought-after residential location.

Upon entering the property, you are welcomed into a bright and inviting living room, providing a comfortable space to relax and entertain. To the rear, the modern fitted kitchen offers a range of wall and base units, ample worktop space, and room for dining, with access leading directly into the rear garden, creating the perfect setting for everyday living.

To the first floor, the property boasts two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal for guests, a nursery, or a home office. Completing the accommodation is a contemporary family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway providing off-road parking, whilst to the rear is a private and enclosed garden, offering an ideal space for outdoor dining, entertaining, or simply relaxing during the warmer months.

Conveniently positioned close to Leighton Hospital, well-regarded schools, local amenities, and excellent transport links, this superb home also provides easy



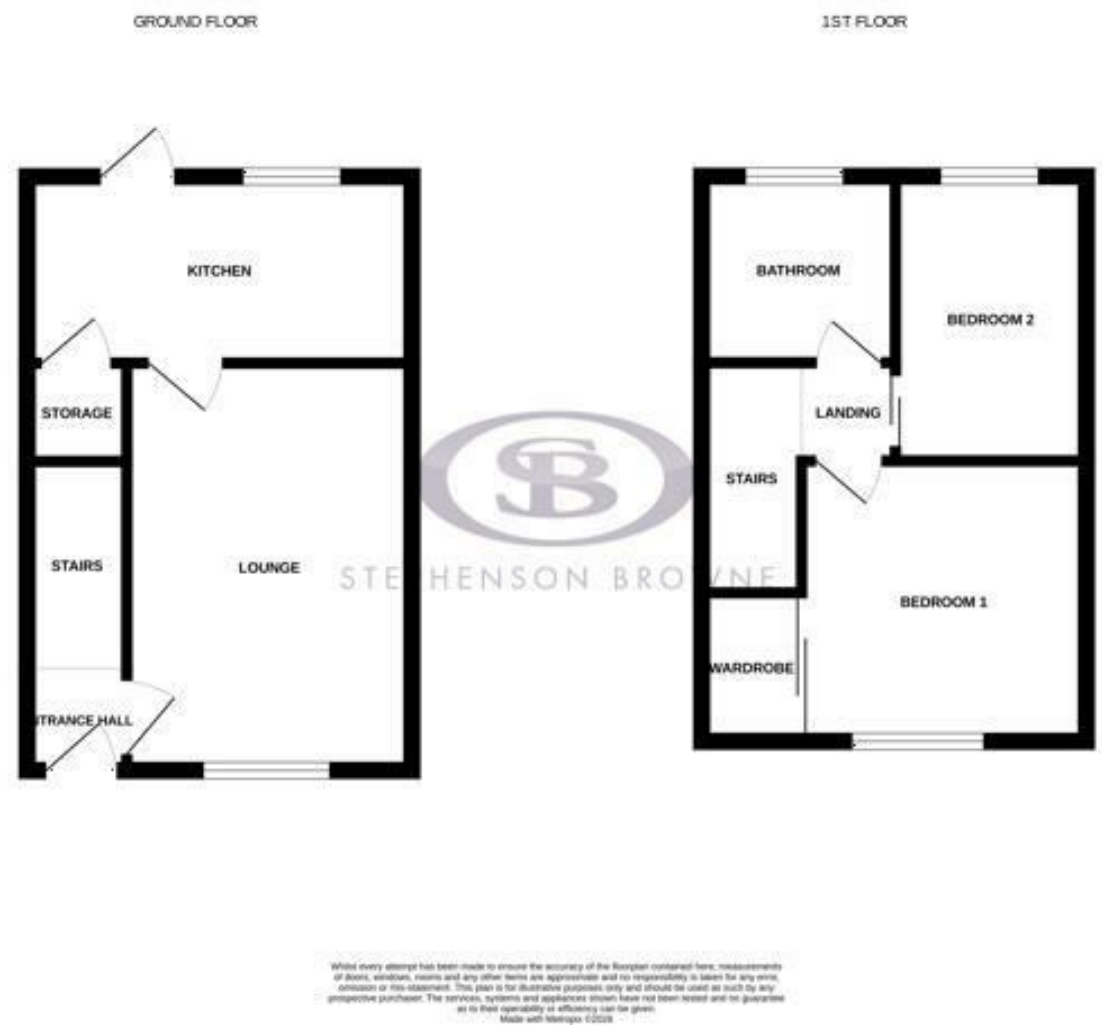
access to Crewe town centre and the railway station, making it an excellent choice for commuters. Early viewing is highly recommended to appreciate everything this lovely home has to offer.



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



Area Map



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

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

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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