



**15 Clare Drive**

CW2 8ED

**£145,000**



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STEPHENSON BROWNE







# 15 Clare Drive

- Recent Improvements
- Off Road Parking
- DG & GCH
- Good Size Garden
- Cul-De-Sac Location
- Two Bedrooms & Good Size Lounge

Having just completed a course of improvements to include new windows as well as kitchen stable door and sitting nicely within this small cul-de-sac within a popular and sought after part of Wistaston, known locally as the 'Poet's Estate' is this charming semi detached home. The property stands in good size gardens and there is a driveway to the front providing ample off road parking. The rear garden is enclosed and a great size and has been landscaped for ease of maintenance. Internally the accommodation should suit a variety of needs and comprises of an entrance giving access to the lounge diner which boasts a stunning fire surround with living flame fire as fitted and wooden style flooring. The kitchen has been fitted with a range of high gloss white units and there is a built in fridge, hob, oven and grill. On the first floor there are two bedrooms, the master with built in wardrobes and the bathroom completes the accommodation. The property has double glazing and gas central heating. The property is handily placed for access to lovely woodland walks, local shops for day to day needs and a bus route if required.



## Entrance Hall

Double glazed entrance door. Wooden style flooring.

## Lounge Diner

12'112" x 10'8" (3.66m x 3.25m)

Double glazed bow window to the front. TV point. Radiator. Stairs leading to the first floor. Wooden style flooring. Marble effect feature fire surround housing a living flame gas fire as fitted.

## Kitchen

10'11" x 8'6" (3.33m x 2.59m)

Double glazed window and stable style door opening onto the rear garden. Range of white high gloss fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units under with cupboards and drawers and a built in under stairs store. Wall cabinets over. Built in four ring gas hob with electric oven and grill. Extractor hood. Plumbing for a washing machine. Integrated fridge. Complementary tiling. Wooden style flooring.

## Stairs to First Floor

Staircase leading to the first floor giving access to all room and loft space.

## Bedroom One

10'0" x 9'1" excluding wardrobes (3.05m x 2.77m excluding wardrobes)

Double glazed window. Radiator. Built in mirror fronted sliding door wardrobes with hanging rail and over head storage.





### Bedroom Two

11'0" x 5'5" (3.35m x 1.65m)

Double glazed window. Radiator.

### Bathroom

Modesty double glazed window. Heated towel rail. Complementary tiling. Inset spotlights. Full suite comprising a panelled bath with wall mounted shower over. Pedestal wash hand basin. Low level W.C.

### Externally

The property occupies a prime position within a small cul-de-sac of similar style homes and features an open lawn to the front with driveway providing ample off road parking. To the rear the garden is a great size enclosed by timber panel fencing and comprises a patio with lawned areas, raised gravel beds and borders. All designed for low maintenance allowing potential purchasers to sit out and relax during the summer months

### 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 or e-mail and we will be happy to assist.

### Directions

From the agent's office turn left along Nantwich Road in the direction of Nantwich. Just after the petrol station turn right into Broughton Lane, take the third left into Shelley Drive and Clare Drive is the first right hand turning thereof, the property is located on the left hand side clearly identified by our 'For Sale' sign.

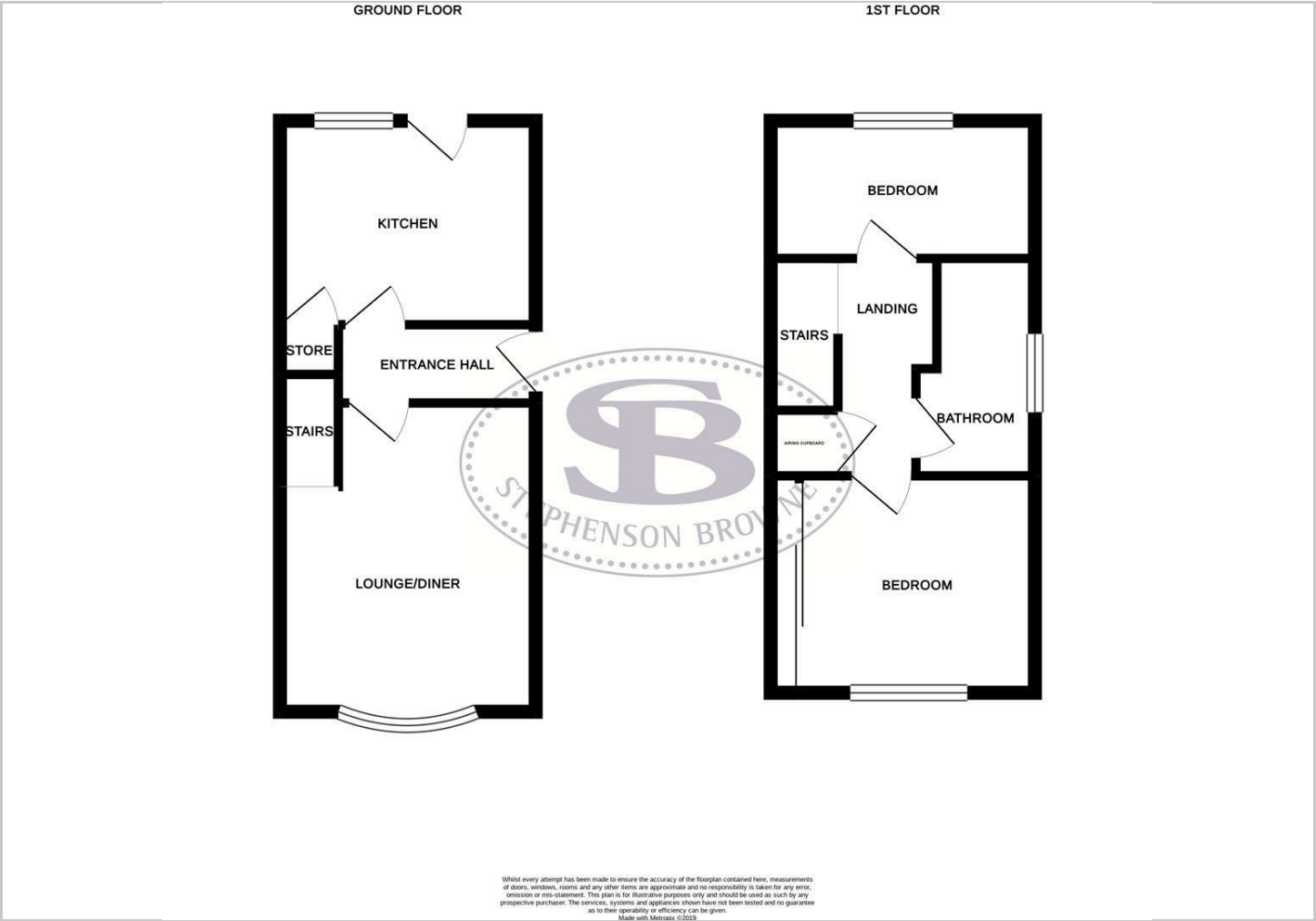








Floor Plans



Viewing

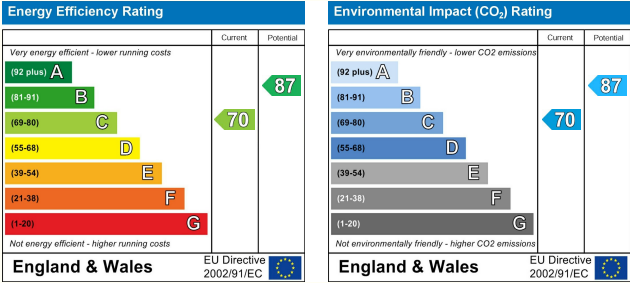
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk