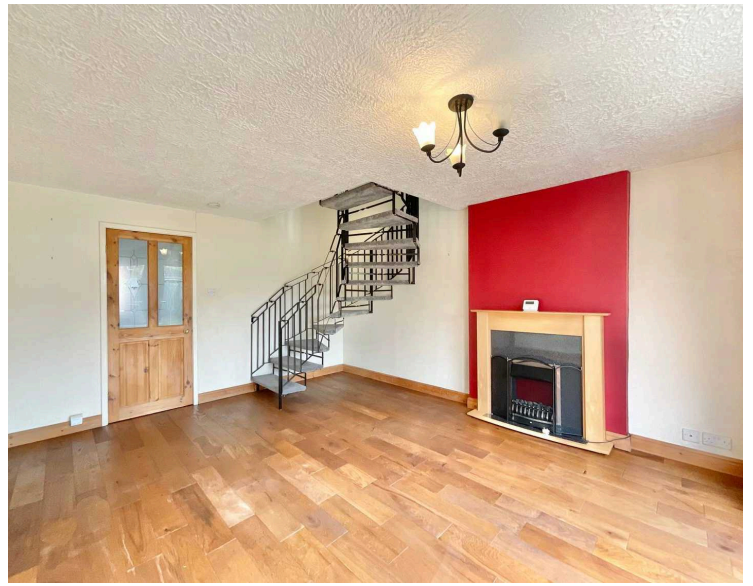


12 Holbury Close, Crewe

£140,000 Freehold



Spacious lounge/diner featuring a lovely fireplace feature, spiral staircase ascending to the first floor and French doors opening out to the rear garden • Private and fully enclosed rear garden that has been beautifully landscaped, perfect for outdoor entertaining and enjoyment • Perfect for first time buyers, buy-to-let investors or those looking to downsize with scope to add their own style, taste and specifications • Situated in an exceptional location with a variety of facilities within close proximity and convenient for transport links via road and rail including the M6 motorway network and Crewe Railway Station • Set in a quiet cul-de-sac with allocated parking, yet within close proximity to facilities • All offered for sale with NO CHAIN, making the whole buying process easier for you!



NO CHAIN! Come and discover this deceptively spacious two bedroom mid-terrace house, nestled in a peaceful cul-de-sac position and presenting a unique opportunity for a variety of occupier needs. Situated in a prime location on the outskirts of Crewe, the property boasts excellent commuter links, with convenient access to Leighton hospital, Bentley Motors manufacturing centre, Crewe railway station, and the M6 motorway network via the A500. The nearby vibrant market town of Nantwich and railway town of Crewe provide an array of amenities to cater to all lifestyles. Ideal for first-time buyers, buy-to-let investors, or those seeking to downsize without compromising on practicality, convenience, and living space, this property offers light-filled and airy accommodation with potential for personalisation to reflect individual taste and preferences.

Step inside to discover a well-maintained home that comprises a storm porch, welcoming entrance hall, galley kitchen incorporating a range of wall and base units, work surfaces, one and a half sink unit with drainer and plenty of space for kitchen/cooking appliances. At the heart of the property is a spacious lounge/diner with a spiral staircase leading to the first floor, focal fireplace feature and French door opening out to the rear garden. Heading upwards onto the first floor, there are two well-portioned double bedrooms both with fitted wardrobes and a contemporary bathroom featuring a panel bath with shower over, wash hand basin and WC.

Externally, the rear garden is a highlight of this property, is a private oasis that has been thoughtfully landscaped to include artificial grass, block paved and gravel sections, and raised beds, providing a tranquil retreat perfect for outdoor relaxation or entertaining. A garden shed adds practical storage space, while the front garden boasts a lawn area and a paved pathway leading to the front door entrance. An allocated parking space ensures convenience for residents, completing this delightful property's appeal.

In summary, this well-presented mid-terrace property offers a blend of comfort, convenience, and potential, making it an ideal choice for those seeking a home in a sought-after location. The meticulously maintained interiors, along with the beautifully landscaped garden and proximity to amenities and transport links, combine to create a home that caters to a range of lifestyle requirements. This is a real gem of an opportunity so don't delay and call us today to book your viewing!

Location

Located just on the outskirts of Crewe town centre which is renowned for its historical association with the railway industry, Crewe boasts a well-connected transport network, making it an ideal hub for both commuters and travellers. The Crewe Heritage Centre offers a fascinating glimpse into the town's railway past, while the Lyceum Theatre provides a venue for a diverse range of performances, from local productions to touring shows. The picturesque Queens Park, with its beautiful gardens, lake, and recreational facilities, is perfect for leisurely strolls and family outings. Crewe is also home to a thriving educational sector, including the prestigious Manchester Metropolitan University's Cheshire campus. With its blend of historical charm and contemporary development, Crewe offers a welcoming and enriching environment for residents and visitors alike.

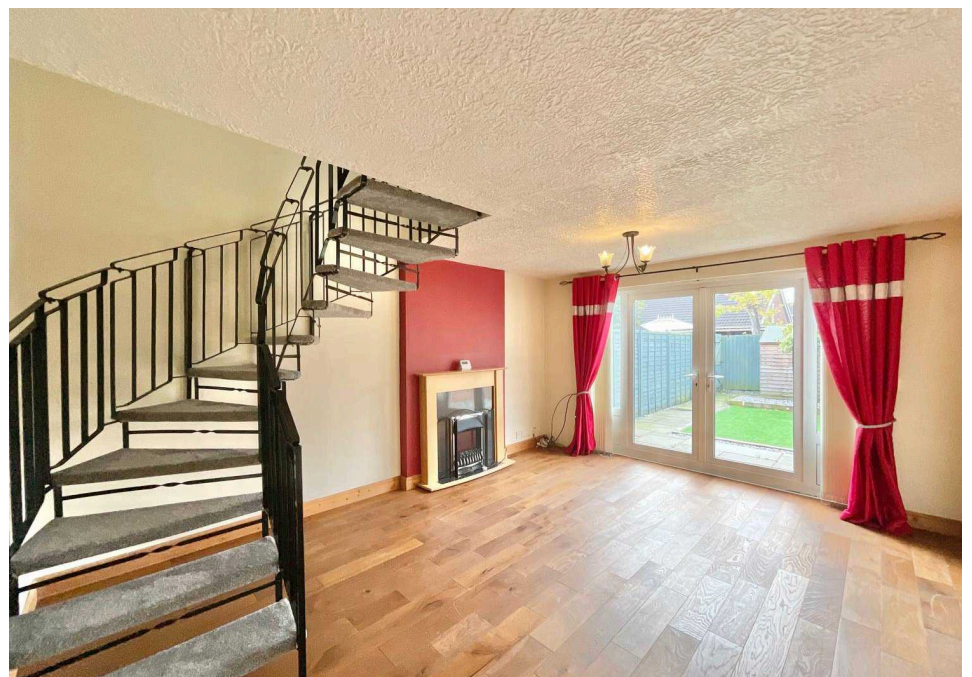
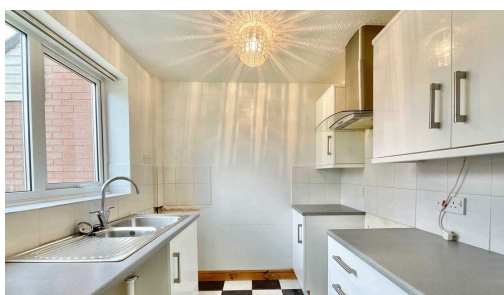
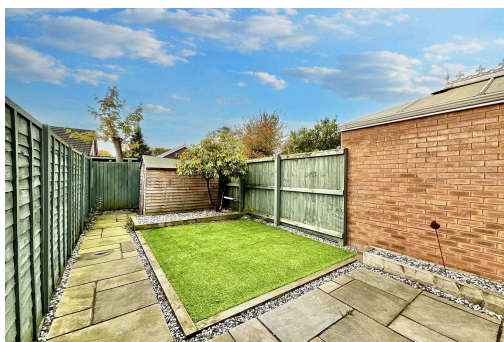


Charming two bedroom mid-terrace in a peaceful cul-de-sac. Ideal for first-time buyers, investors or downsizers. Well-maintained with a kitchen, lounge/diner, two double bedrooms, landscaped rear garden and allocated parking. Convenient location near amenities and transport links. Must-see property!
Council Tax band: A

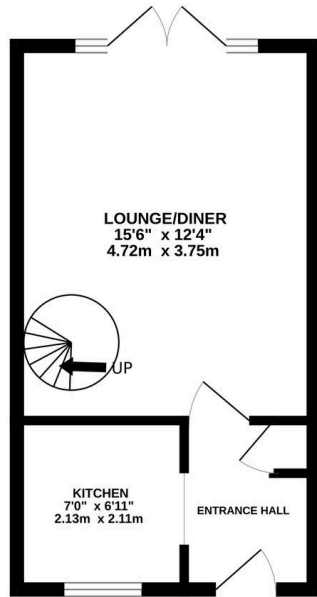
Tenure: Freehold

EPC Energy Efficiency Rating: C

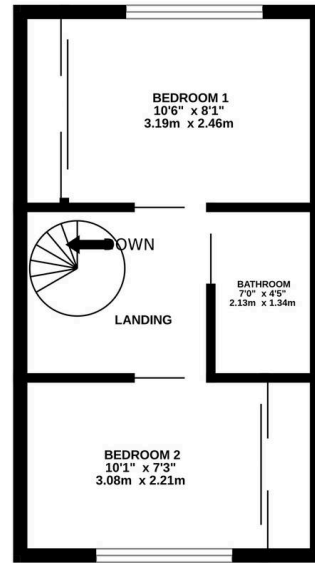
EPC Environmental Impact Rating:



GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

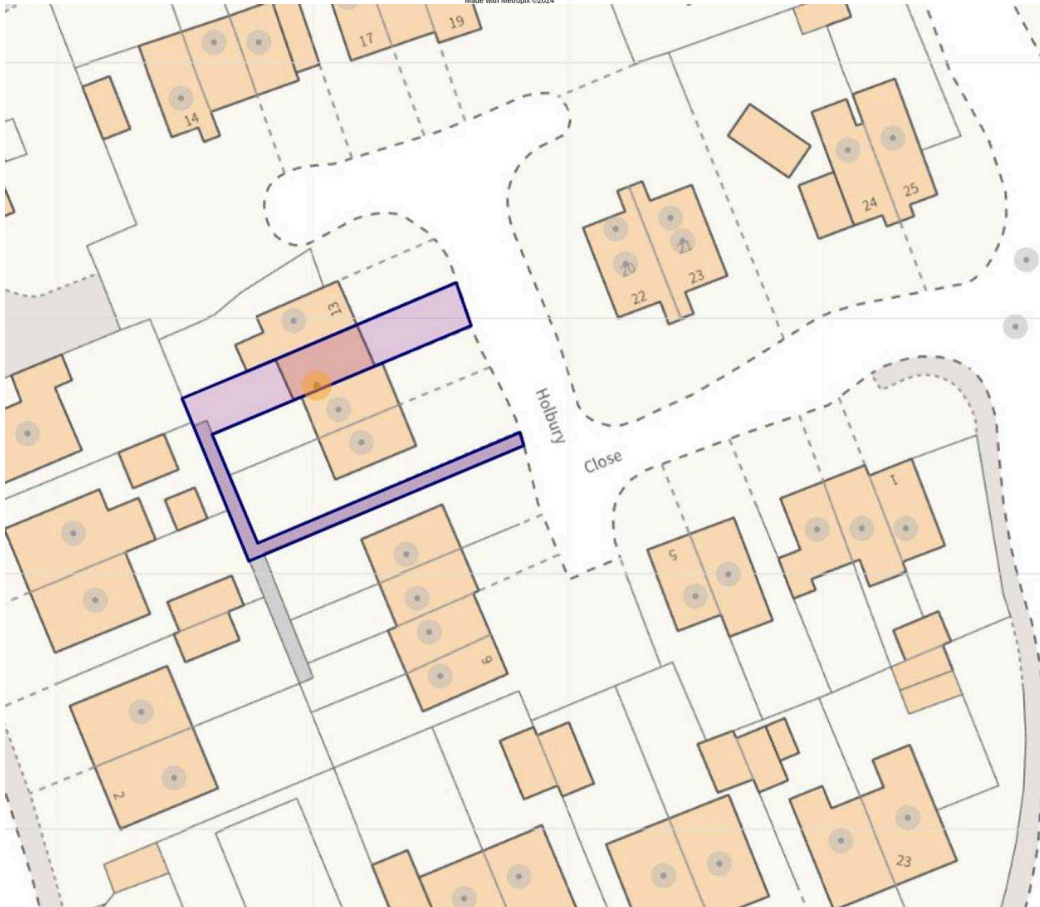


1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA - 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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