



# Conrad Close

Crewe, CW1 5HE

£160,000

Immaculately presented and found at the top of a quiet and family friendly estate on the outskirts of Crewe town centre, this home is a fantastic opportunity for either a first-time buyer or a buy to let investor with a potential rental yield of 5.2% and the added bonus of an opportunity to buy with tenants in situ if desired.

Boasting a large garden to the rear with a detached single garage and off-road parking extending along the side of the property, there is plenty of external space which is also matched indoors. Originally built as a 3-bedroom property this home now boasts two large double bedrooms with the original master bedroom, which is now the 2nd bedroom, enjoying fitted wardrobes as well.

There is also a family bathroom completing the first floor, while on the ground floor there is a separate entrance hall, a large lounge with feature gas fireplace, and a kitchen/diner with sliding patio doors to the garden and understairs storage cupboard.

As mentioned above, this property is built on a modern and family friendly estate and sits at the top of a cul-de-sac meaning anyone with children can have no fear of passing traffic, plus offers superb access to Crewe town centre, has excellent travel links to the wider area, and is only a few minutes' walk away from the Grand Junction Retail Park.

To arrange a viewing or for more information then please call Lewis King at your earliest convenience!

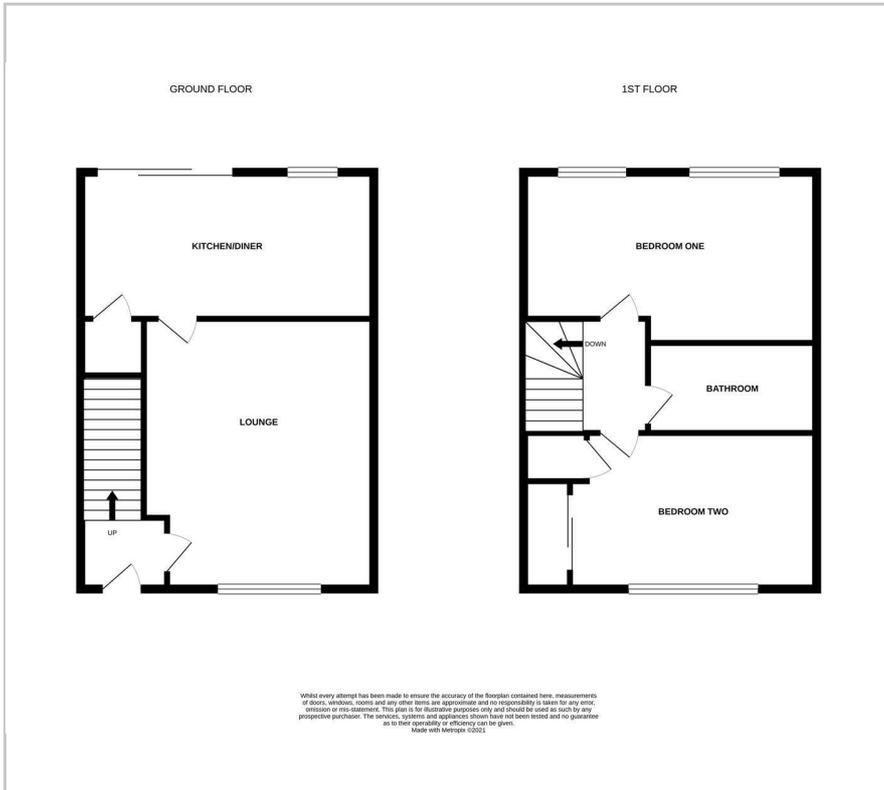
- Modern and Spacious
- Two Double Bedrooms
- Off-Road Parking
- Detached Single Garage
- Family Friendly Estate
- Close to Town Centre

## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

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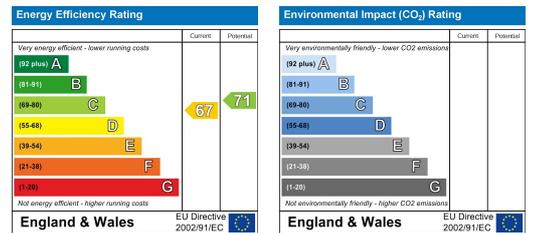
## Floor Plan



## Area Map



## Energy Efficiency Graph



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