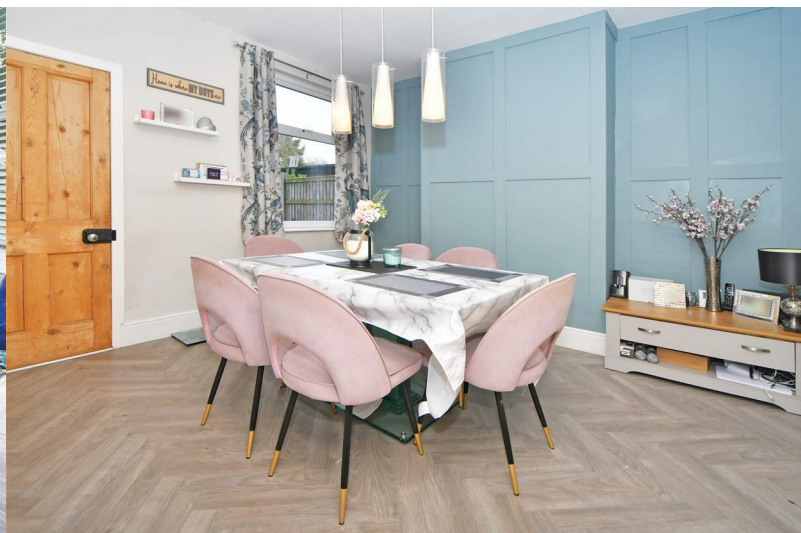




## 30 Crewe Green Avenue

Haslington, Crewe, CW1 5NT

£250,000



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## Summary

Feel at home in this wonderfully presented, three bedroom, semi-detached property with beautiful views across open fields, in the sought after area of Haslington is now available for sale! This ideal family home briefly comprises of: Entrance hallway, living room, dining room, kitchen, utility room, three double bedrooms and a family bathroom. Externally there is parking for two vehicles and an enclosed rear garden with summer house located at the back of the rear garden. This period property is the ideal opportunity for first time buyers, small families or investors.

## Haslington

This property is ideally tucked away on a quiet road in the sought-after village of Haslington which is nestled between Crewe and Sandbach, giving plenty of options for shopping, eateries and excellent road links close to the M6. Haslington also has a real community feel with many residents choosing to remain for years to come. Sandbach is a sought after, historical town with a great reputation for local shops, bars and restaurants which appeals to all age groups. Sandbach has excellent schooling options and is known for a high community spirit. A selection of sports can also be found with various football, golf and cricket clubs giving something for the whole family! Crewe is a railway town and civil parish in the unitary authority of Cheshire East in Cheshire. Crewe is perhaps best known as a large railway junction and home to Crewe Works; for many years, it was a major railway engineering facility for manufacturing and overhauling locomotives, and also the home of Rolls-Royce motor car production. The Pym's Lane factory on the west of the town now exclusively produces Bentley motor cars. Crewe is excellent for commuters with easy access to London, Liverpool and Manchester. Crewe is well-placed; it has a growing population which is expected to increase further with the anticipated £22M regeneration package the government has allocated to boost the town centre and surrounding areas.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars

shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

## Ground Floor

### Entrance Hallway

11'0" x 3'0" (3.36 x 0.93)

Accessed through the front into the entrance hall with beautiful high ceilings, doors open into the lounge and dining room, ceiling light point and stairs to the first floor.

### Lounge

11'2" x 10'3" (3.42 x 3.13)

With a real feeling of home, lovely bay window to the front aspect. Decorated with feature wall, and modern fitted flooring, ceiling light point and radiator.

### Dining Room

11'10" x 11'6" (3.63 x 3.52)

A lovely spacious room which has been beautifully decorated with panel effect wall. Window overlooking the rear garden.

### Kitchen

11'6" x 7'1" (3.51 x 2.16)

Fitted with a modern range of cream wall and base units with worktops over, single stainless steel sink and drainer with mixer taps over. Built in oven with space for a microwave above. Space for a tall fridge freezer. Tiled flooring, ceiling light point. Access door through to the garden and window to the rear garden.

### Utility Room

Spacious outbuilding that has been converted with modern high gloss base units and cupboards. Lighting and radiator. Window to the rear garden. Space for the washing machine and dryer.

## First Floor

Tel: 07778 908724

## Landing

11'10" x 4'9" (3.63 x 1.47)

Doors through to bathroom, bedroom two and master bedroom. Stairs to the top floor.

## Bedroom One

14'6" x 10'3" (4.43 x 3.13)

Double bedroom overlooking the front elevation with views across open fields, two wardrobes and beautiful fireplace.

## Bedroom Two

11'10" x 9'2" (3.63 x 2.80)

Double bedroom with ceiling light point, radiator and window to the rear aspect over looking the garden.

## Bathroom

11'6" x 7'0" (3.51 x 2.15)

Beautiful modern bathroom comprising of bath with shower over. WC with pedestal hand wash basin and decorated beautifully. Ceiling light point, radiator. Obscured window to the rear aspect.

## Second Floor

### Bedroom Three

15'7" x 13'1" (4.75 x 4.00)

Stairs from the first floor landing lead into a double bedroom with views out over the garden and a skylight. Ceiling light point and radiator.

## Externally

A fabulous enclosed rear garden with a large patio area, ideal

for al fresco dining and entertaining. Access through to the utility room. Mainly laid to lawn with a stone path leading to the end of the large garden where you will find the summer house, ideal for a play room or those summer evenings, storage, a gym, shed or man room.

## Front Driveway

Driveway for two vehicles.

## Enclosed Rear Garden

## Tenure

Freehold - to be confirmed by the Vendor's solicitor.

## Possession

Vacant possession on completion.

## Energy Performance Rating

Current Rating: E

## Local Authority

Cheshire East Council - Band B

## Viewing

Strictly by appointment only. Call New Adventure Homes today!

## Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724



## Road Map



## Hybrid Map



## Terrain Map



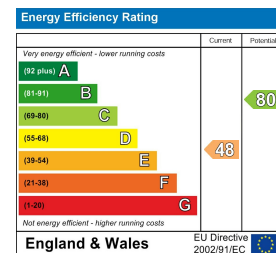
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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