



# 170 Primrose Avenue

Haslington, Crewe, CW1 5QP

£210,000



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## Summary

This semi-detached property in Haslington presents a prime opportunity for adding value and refurbishing to create the perfect home. Ideal for first-time buyers or investors looking to put their stamp on a property, this three-bedroom home offers a blank canvas for transformation.

Upon entering, you'll find a spacious living room with a solid bay window that floods the space with natural light. The kitchen diner, complete with patio doors leading to the rear garden, is perfect for entertaining guests or enjoying al fresco dining in the warmer months. The three bedrooms and family bathroom all require some TLC, allowing you to put your own design touches throughout.

Outside, the property boasts a driveway with space for several vehicles, as well as an enclosed split-level rear garden with a charming patio and grass area – ideal for relaxing or hosting outdoor gatherings.

Located in the desirable area of Haslington, this property offers a peaceful suburban setting with convenient access to local amenities, schools, and transport links. Whether you're looking to enjoy a leisurely stroll through the nearby parks or explore the quaint village shops, this property offers the perfect blend of tranquillity and convenience.

Don't miss out on this opportunity to create your dream home – schedule a viewing today to see the potential this property holds.

## Haslington

Located in the sought-after village of Haslington, strategically located between Crewe and Sandbach. This charming property offers the best of both worlds,

with excellent road links close to the M6 for convenient travel options.

Haslington boasts a strong sense of community, with many long-term residents choosing to call this village home. Nearby Sandbach is a historical town renowned for its local shops, bars, and restaurants catering to all age groups. The town also offers excellent schooling options and a vibrant community spirit.

For sports enthusiasts, the area provides a range of clubs including football, golf, and cricket, ensuring there is something for the whole family to enjoy. Crewe, known as a railway town, is just a stone's throw away and offers easy access to major cities like London, Liverpool, and Manchester.

With the government's substantial investment for regeneration in the town centre and surrounding areas, Crewe is set to experience a population growth, making it an ideal location for commuters and families alike. Don't miss out on the opportunity to view this fantastic property and experience the vibrant lifestyle that this area has to offer.

## 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

Tel: 07778 908724

### Entrance Hallway

13'10" x 5'4" (4.24 x 1.65)

### Lounge

14'9" x 11'6" (4.52 x 3.52)

### Open Plan Kitchen / Diner

16'7" x 7'10" (5.06 x 2.41)

### Storage

5'5" x 2'5" (1.66 x 0.76)

### First Floor

### Landing

7'6" x 6'2" (2.30 x 1.88)

### Bedroom One

13'4" x 9'1" (4.07 x 2.78)

### Bedroom Two

10'0" x 9'6" (3.06 x 2.91)

### Bedroom Three

9'6" x 7'1" (2.90 x 2.17)

### Airing Cupboard

2'11" x 2'4" (0.89 x 0.73)

### Family Bathroom

6'2" x 5'6" (1.88 x 1.68)

### Externally

### Front Garden & Driveway

### Rear Garden

### Tenure

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

### Possession

Vacant possession on completion.

### Energy Performance Rating

Current Rating: D

### Local Authority

Cheshire East Council - Band B

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

### Property to Sell or Let?

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## Road Map



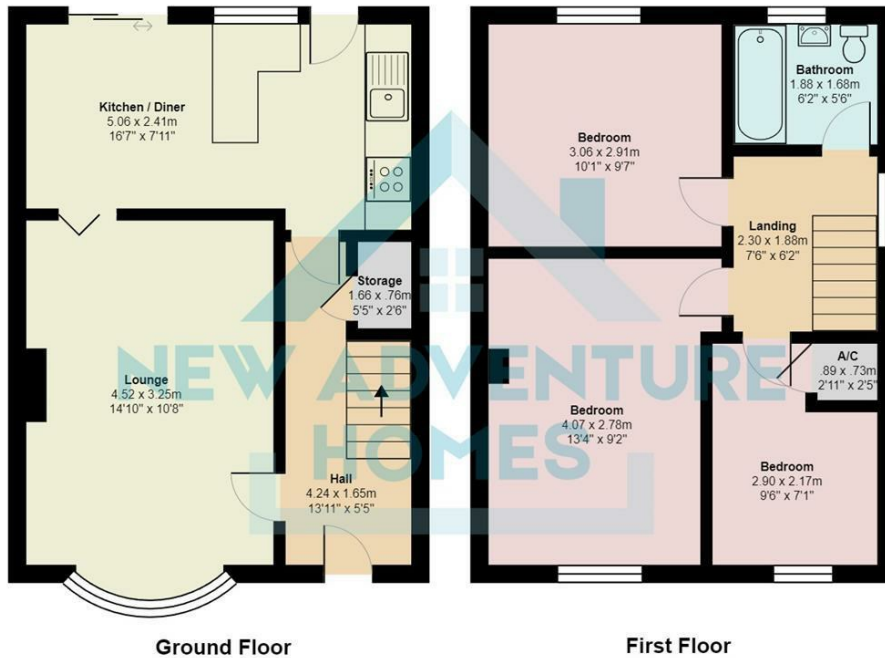
## Hybrid Map



## Terrain Map



## Floor Plan



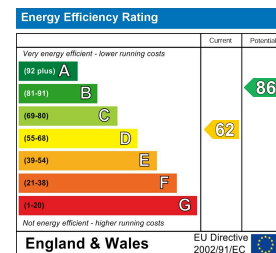
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

## Viewing

Please contact our New Adventure Homes Sales 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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