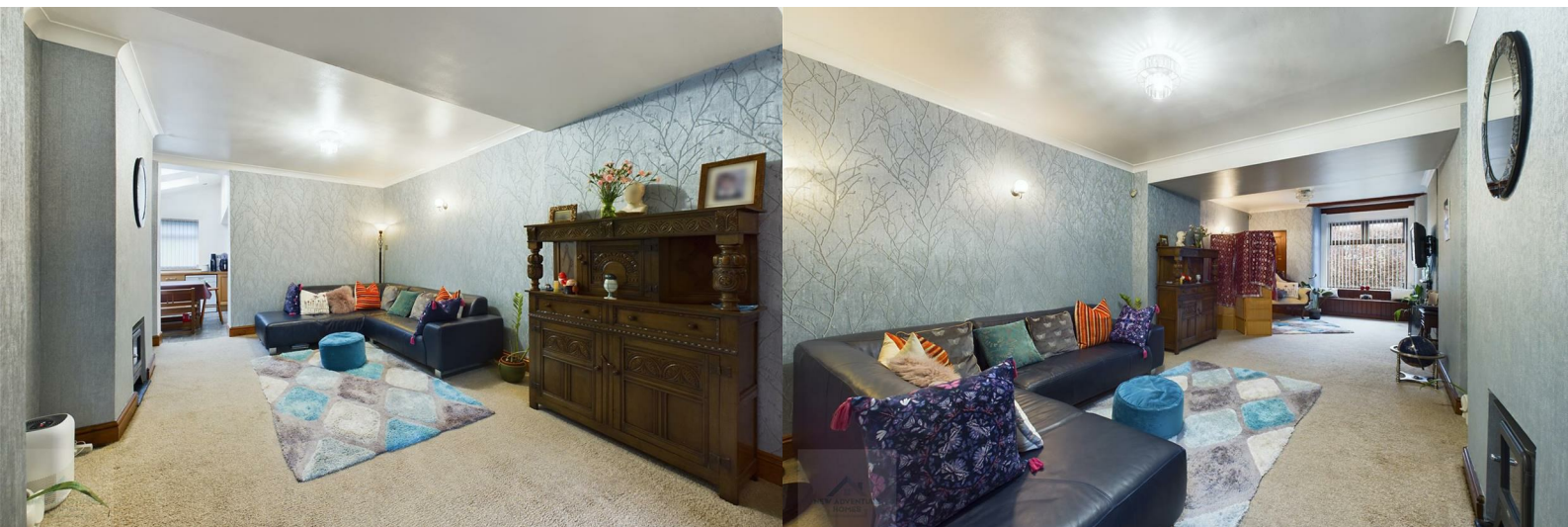




22 Bradeley Road

Haslington, Crewe, CW1 5PW

£365,000



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Summary

Welcome to this beautiful, semi-detached property located in the sought-after village of Haslington. Perfect for the growing family with versatile living spaces throughout. Boasting a large open plan living / dining room with a beautiful original fireplace, this home offers the perfect space for entertaining guests or simply relaxing with loved ones. The spacious kitchen, currently complete with a 8-seater table, provides ample room for meal preparation, with the option to negotiate appliances within the sale.

Additionally, this property features a separate utility room, WC, and a versatile study that can be converted into another living area. Upstairs, you will find a master bedroom with an ensuite featuring a jacuzzi style shower, along with three further double bedrooms and a family bathroom equipped with a shower and separate bath.

Outside, the property benefits from a driveway capable of accommodating several vehicles, as well as a large rear garden with a brick-built shed and former piggery, perfect for those with green fingers or outdoor enthusiasts.

Situated between Crewe and Sandbach, Haslington offers residents the best of both worlds. With excellent road links to the M6, commuting is made easy for those working in nearby cities. The village itself boasts a strong community feel, ideal for those seeking a tight-knit neighbourhood. Fantastic local schooling is also on offer with both sought after, Sandbach boys and girls schools within the catchment area.

For amenities, nearby Sandbach provides a historical town centre filled with local shops, bars, and restaurants catering to all ages. The town also offers top-rated schooling options and a vibrant community spirit. Sports enthusiasts will find a range of clubs in the area, including football, golf, and cricket, ensuring there is something for the whole family to enjoy.

Just a stone's throw away, Crewe stands as a railway town providing straightforward access to major cities like London, Liverpool, and Manchester. With considerable government investment for regeneration in the town centre and surrounding areas, Crewe is on the brink of experiencing a population growth, making it an ideal location for commuters and families alike.

Don't miss out on the chance to view this fantastic property. Brimming with potential and awaiting someone to put their personal touch on it, this home promises a vibrant lifestyle in a thriving area.

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

Entrance Hallway

14'5" x 7'5" (4.40 x 2.27)

Living Room / Dining Room

28'9" x 12'5" (8.77 x 3.81)

The property features a large open plan living area, perfect for accommodating larger families or those seeking an expansive living space. You have the choice to either open up the original fireplace for a touch of traditional charm, or enjoy the convenience of the electric, log burner effect fire.

Kitchen

11'2" x 16'6" (3.42 x 5.05)

Large dual aspect kitchen, perfect for hosting gatherings with a table that comfortably seats 8 guests. Natural light fills the room through 3 expansive windows, creating a warm and inviting atmosphere. The country-style kitchen boasts numerous floor base units, a beautiful ceramic Belfast sink, and tiled splashback for a touch of elegance.

Tel: 07778 908724

Study

10'0" x 13'0" (3.06 x 3.98)

Versatile study space, ideal for those who work from home or desire a second living room. This property offers endless possibilities for modern living and convenience.

Utility Room

8'7" x 5'1" (2.64 x 1.56)

Separate utility room perfect for hiding away laundry chores. Boasting ample space for a washing machine and dryer, as well as a sink for added convenience

WC

5'3" x 5'1" (1.61 x 1.55)

Convenient downstairs WC, ideal for accommodating guests

First Floor

Landing

15'2" x 3'0" (4.64 x 0.92)

Master Bedroom

16'9" x 9'7" (5.11 x 2.93)

Double bedroom overlooking the rear elevation

En-Suite

4'5" x 7'4" (1.36 x 2.24)

Three piece suite, complete with a walk-in jacuzzi style shower

Bedroom Two

10'6" x 12'0" (3.21 x 3.68)

Double bedroom overlooking the front elevation.

Bedroom Three

8'0" x 9'8" (2.44 x 2.97)

Double bedroom overlooking the front elevation.

Bedroom Four

12'2" x 9'4" (3.71 x 2.87)

Double bedroom overlooking the rear elevation.

Family Bathroom

8'5" x 6'11" (2.58 x 2.13)

Family bathroom complete with a four piece suite including a separate shower and bath.

Externally

Front Driveway / Garden

Featuring a spacious driveway which also continues through double gates into the rear garden. A low maintenance lawn area. Boundaries are clearly defined by a well-maintained hedge line and fences.

Rear Garden

Boasting a spacious rear garden that promises endless possibilities for outdoor enjoyment. The large patio area is perfect for al fresco dining during the summer months, while the laid-to-lawn space offers low-maintenance upkeep. Additionally, the brick-built shed and former piggery provide opportunities for storage or perhaps even keeping some chickens. Convenient outside toilet for guests whilst hosting your summer parties!

Tenure

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

Possession

Vacant possession on completion.

Energy Performance Rating

Current Rating: C

Local Authority

Cheshire East Council - Band B

Viewing

Strictly by appointment only. Call New Adventure Homes today!

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Road Map



Hybrid Map



Terrain Map



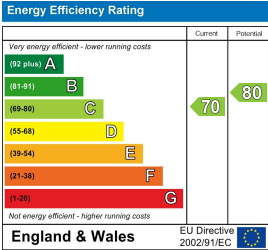
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.