



33 Farmleigh Drive

, Crewe, CW1 3PY

Offers in excess of £260,000



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Summary

Situated within a highly regarded residential location in Crewe, this modern style detached family home is perfectly positioned for easy access to two major employers, Bentley Motors and Leighton Hospital. A stone's throw away from Leighton Academy School, this property is ideal for those seeking a home that caters to the daily needs of family life.

This superbly presented home boasts a modern and contemporary style that demands early internal inspection. The heart of the house is the open plan kitchen/diner, complete with modern kitchen units and space for a range-style cooker. The ground floor also features an entrance hall, lounge, utility room, and cloakroom/wc.

All three bedrooms are generously sized doubles, with the master bedroom benefitting from an en-suite shower room and built-in storage. A sleek modern family bathroom with a white suite completes the sleeping quarters. Outside, the rear garden offers a lawn, flagged patio, and timber decked area, while ample off-road parking and a garage, ideal for storage.

Beyond the borders of your new home lies a wealth of amenities and attractions waiting to be explored. Crewe, steeped in railway history, is home to Crewe Works and Bentley motor car production. Commuters will appreciate the easy access to London, Liverpool, and Manchester, while sports enthusiasts can enjoy nearby golf clubs and recreational facilities. The town also offers a variety of sports clubs, restaurants, and shops for everyday living.

This excellent property is a must-see for any discerning buyer. Book your viewing today to avoid missing out on this fantastic opportunity.

Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore. Leighton, finds itself nestled at the top of Crewe, a prestigious railway town steeped in rich history. Discover the renowned Crewe Works, once a bastion of railway engineering and now a center for Bentley motor car production. History buffs will delight in the town's ties to the iconic Rolls-Royce brand.

Crewe's strategic location favors commuters with its easy access to bustling cities, including London, Liverpool, and Manchester. Whether it be for work or pleasure, the possibilities are boundless. Sports enthusiasts will revel in nearby golf clubs and various recreational facilities, ensuring active lifestyles are fully catered for.

Crewe is also home to some fantastic sporting clubs allowing the whole family to enjoy everyday living along with many restaurants and shops that are also within easy reach!

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

4'8" x 7'6" (1.44 x 2.31)

Tel: 07778 908724

Living Room

12'5" x 14'3" (3.80 x 4.36)

Kitchen Diner

15'10" x 9'9" (4.83 x 2.98)

Utility Room

8'1" x 5'6" (2.47 x 1.70)

WC

4'7" x 4'1" (1.41 x 1.26)

First Floor

Landing

6'9" x 9'0" (2.06 x 2.75)

Master Bedroom

9'9" x 12'3" (2.98 x 3.75)

En-Suite

5'10" x 6'5" (1.79 x 1.97)

Bedroom Two

8'5" x 12'2" (2.59 x 3.73)

Bedroom Three

8'11" x 10'2" (2.74 x 3.11)

Family Bathroom

6'9" x 5'7" (2.07 x 1.71)

Externally

Front & Rear Gardens

Garage

Tenure

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

Energy Performance Certificate

Current Rating: D

Possession

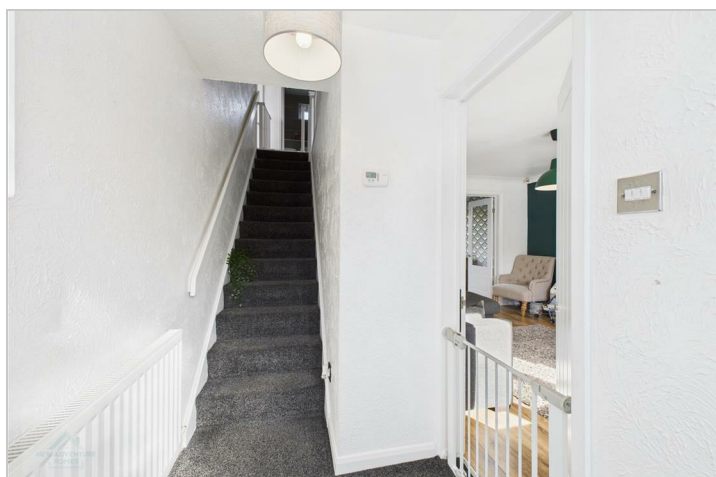
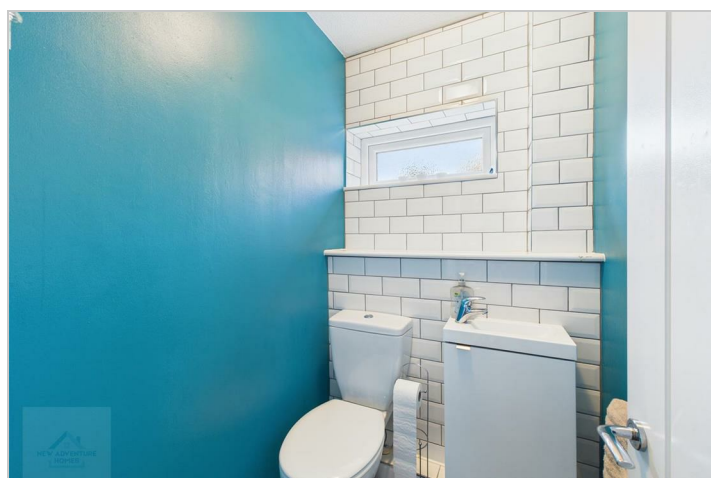
Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes

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Road Map



Hybrid Map



Terrain Map



Floor Plan

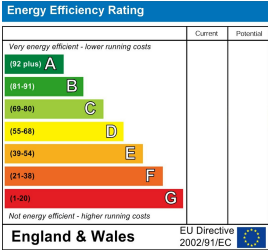


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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