

# chris hamriding

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## 21 Langdale Road, Crewe, CW2 8RS

**Offers Over £250,000**

Take a moment to view our signature, guided tour of this wonderful home!

Nestled in a charming cul-de-sac just off Langdale Road, Wistaston, this immaculately presented detached house offers a perfect blend of comfort and modern living. Internally, the property boasts a spacious layout that is ideal for families or those looking for additional space.

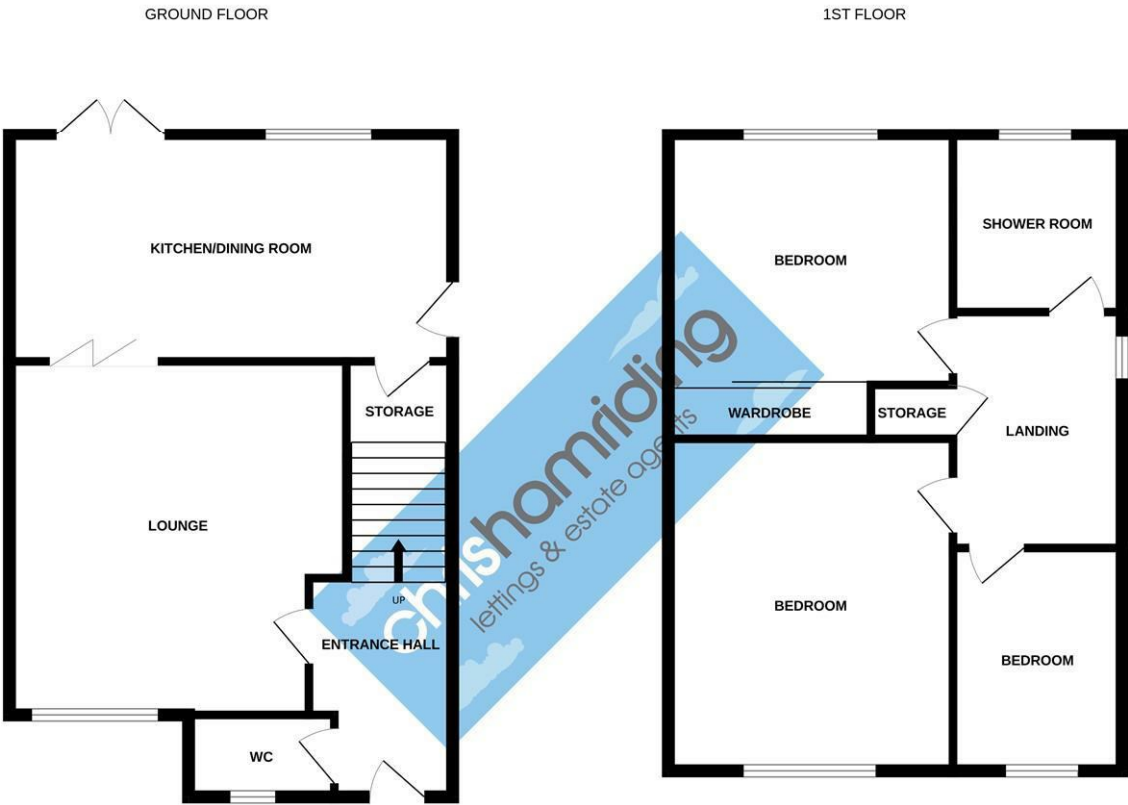
Accompanying the home are a number of features to note, some of which include: double glazing throughout and gas central heating, a cleverly redesigned entrance hall creating a larger hall area plus a downstairs cloakroom. There is a spacious lounge to the front of the home with bi-fold doors leading to a refitted open-plan kitchen/diner. The kitchen is stylish, yet functional with a range of integrated appliances, high gloss cabinetry and French doors leading to the rear gardens.

Up to the first floor, the glazed balustrade takes centre stage and here you will find access to three, well planned bedrooms and a refitted shower room. Two of the three rooms are comfortable double bedrooms (bedroom two benefits from built-in robes) and a third single room. The shower room has been overhauled too, with contemporary fittings, stylish sanitary ware and a large walk-in shower.

**Accomodation**

- Entrance Hall 8'4" x 4'7" (2.548 x 1.398)**
- Cloakroom 3'6" x 3'5" (1.074 x 1.049)**
- Lounge 13'2" x 12'10" (4.031 x 3.914)**
- Kitchen/Diner 16'1" x 9'8" (4.925 x 2.966)**
- First Floor Landing 8'8" x 6'3" (2.662 x 1.928)**
- Bedroom One 10'5" x 9'1" (3.176 x 2.772)**
- Bedroom Two 10'4" x 9'10" (3.162 x 3.009)**
- Bedroom Three 7'5" x 6'11" (2.274 x 2.119)**
- Family Bathroom 6'2" x 6'0" (1.902 x 1.854)**
- Garage 16'5" x 8'5" (5.019 x 2.589)**

Floor Plan

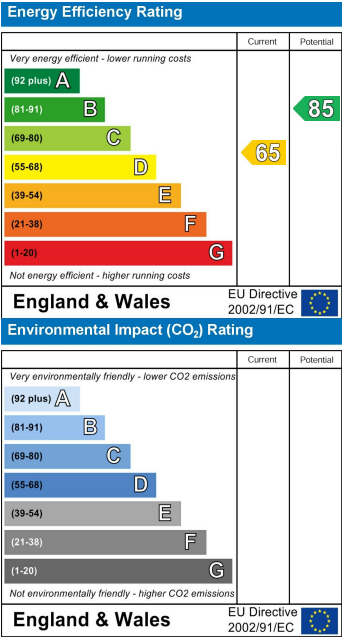


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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