



31 Langdale Road

CW2 8RS

Offers Over £315,000



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STEPHENSON BROWNE

Welcome to Langdale Road, Wistaston - a charming and highly sought after location for this stunning detached house that boasts two versatile reception rooms and four spacious bedrooms, offering ample space for comfortable living.

Upon entering, you are greeted by a warm and inviting atmosphere, perfect for entertaining guests or simply relaxing with your loved ones. The two reception rooms provide excellent versatility, allowing you to create spaces that suit your lifestyle - whether it's a cosy reading nook or a vibrant entertainment area. The current owners presently utilise one room as a useful home office space, and make full use of the dual aspect lounge diner. Modern fitted kitchen, complete with a range of wall and base units with work surfaces over.

To the upstairs, there are four double bedrooms providing room for the whole family to unwind and recharge. Two of the rooms in question are substantial double rooms with practical integrated wardrobe space over the stairs. Three piece modern fitted family bathroom with shower over the bath.

Externally, the residence is fronted by ample driveway parking for up to four vehicles and a front garden area and access to the single garage via an up and over door, providing excellent storage. Spacious private enclosed rear garden, laid to a mix of lawn and patio areas.

Don't miss out on the opportunity to make this house your home. Langdale Road is not just an address, it's a lifestyle waiting to be embraced. Contact us today to arrange a viewing and take the first step towards your dream home.



Entrance Hallway

14'10" x 6'0"

Living Room Diner

21'10" x 15'0" max

Office

17'10" x 8'3"

Kitchen

11'8" x 10'5"

Downstairs WC

6'1" x 2'9"

Landing

9'4" x 2'10"

Bedroom One

13'5" into bay x 11'9"

Bedroom Two

12'2" x 12'0"

Bedroom Three

10'7" x 8'5"

Bedroom Four

9'3" x 8'10"

Bathroom

6'11" x 6'1"

Garage

18'10" x 9'1"

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Council Tax

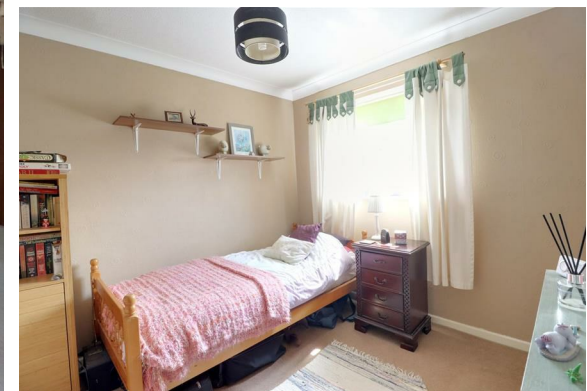
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Need to Sell?

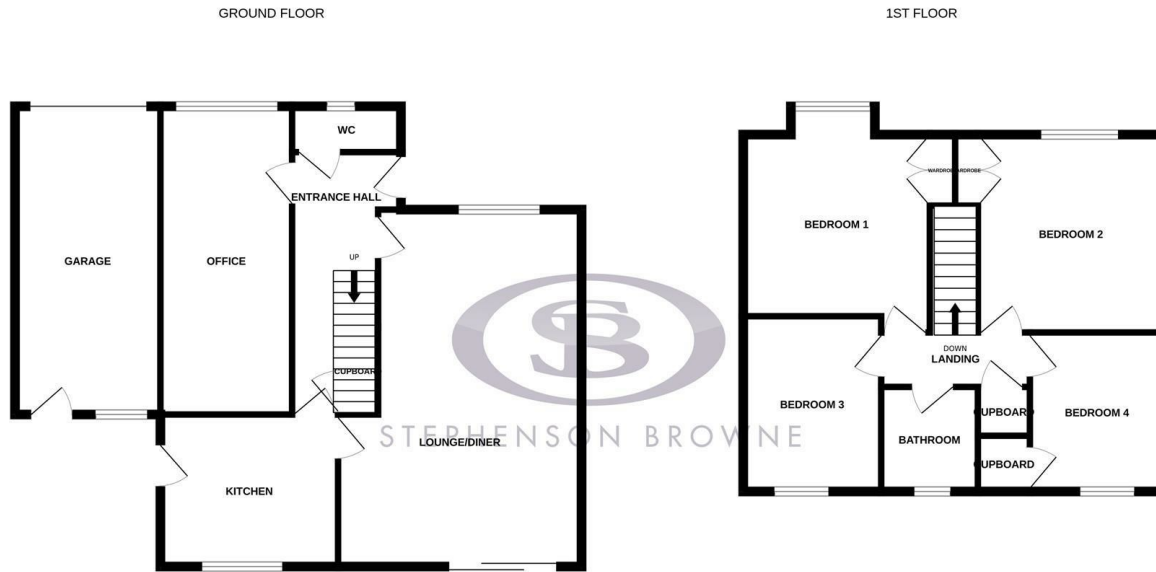
For a FREE valuation please call or e-mail and we will be happy to assist.



- Substantial Detached Home
- Four Well Sized Bedrooms
- Generous Open Plan Lounge Diner
- Modern Fitted Kitchen
- Downstairs WC
- Three Piece Family Bathroom
- Ample Driveway Parking
- Single Integrated Garage
- Private Enclosed Rear Garden
- Sought After Wistaston Location



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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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