



**37 Kingsley Road**

CW1 5PG

**Offers Over £240,000**



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STEPHENSON BROWNE

Stephenson Browne are proud to present this IMMACULATELY presented two bedroom dormer bungalow in the sought after village of Haslington. The current owner has lovingly updated and improved the property to include new windows, central heating, a FABULOUS kitchen diner overlooking the beautiful rear garden and with additions such as wood flooring, plantation shutters and stunning fixtures and fittings, this lovely home is sure to impress! The accommodation briefly comprises a welcoming entrance hall, a spacious lounge with a beautiful feature fireplace, a wonderful kitchen, open to the dining area and the useful laundry room/W.C completes the ground floor accommodation. To the first floor we have two bedrooms with the principal having dual aspect windows and eaves storage and the smart and practical shower room completes the first floor accommodation. Externally, the property is set well back from the road with a neat, low maintenance front garden and blocked paved driveway adjacent leading to the detached garage. To the rear, the garden is immaculately maintained having a manicured lawn framed within a timber border. There is a patio providing space to sit out during the warmer months and there are flower borders surrounding the garden creating a beautiful area to enjoy. There is also additional space to the rear of the garden for storage. We HIGHLY recommend an early inspection of this property!

**Entrance Hall**

Composite entrance door with double glazed panels to the side. Wood flooring. Open storage under stairs. Radiator.

**Lounge**

15'3" x 10'10" (4.661 x 3.320)

Double glazed window to the front elevation with bespoke plantation shutters. Feature fire surround with gas fire as fitted. Wood flooring. Alcove shelving. Radiator.

**Kitchen/Dining Room**

20'7" x 10'7" (6.282 x 3.236)

Two double glazed windows to the rear elevation and double glazed door leading to the rear garden. Having a superb range of units with attractive worktop over. One and a half bowl ceramic sink with mixer tap. Space for a range cooker with stainless steel chimney hood extractor. Radiator. Ample space for a dining table and chairs. Wood floor.

**Laundry Room/W.C**

6'11" x 5'10" (2.111 x 1.803)

Modesty double glazed window to the side elevation. Having a base unit with worktop over and one and a half bowl ceramic sink. Space and plumbing for a washing machine and space for a tumble dryer. Low level W.C. Wall mounted central heating boiler. Wood flooring. Radiator.





#### **Stairs to First Floor**

Turning staircase. Double glazed window to the side elevation.

#### **Bedroom One**

15'2" x 10'10" (4.623 x 3.318)

Dual aspect double glazed windows. Eaves storage. Radiator.

#### **Bedroom Two**

9'3" x 7'7" (2.837 x 2.323)

Double glazed window to the rear elevation. Radiator.



#### **Shower Room**

Modesty double glazed window. Double walk in shower enclosure. with mains fed shower as fitted. Vanity sink unit with storage under and low level W.C. Complementary tiling. Radiator.

#### **Externally**

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#### **Council Tax**

Band B.

#### **Tenure**

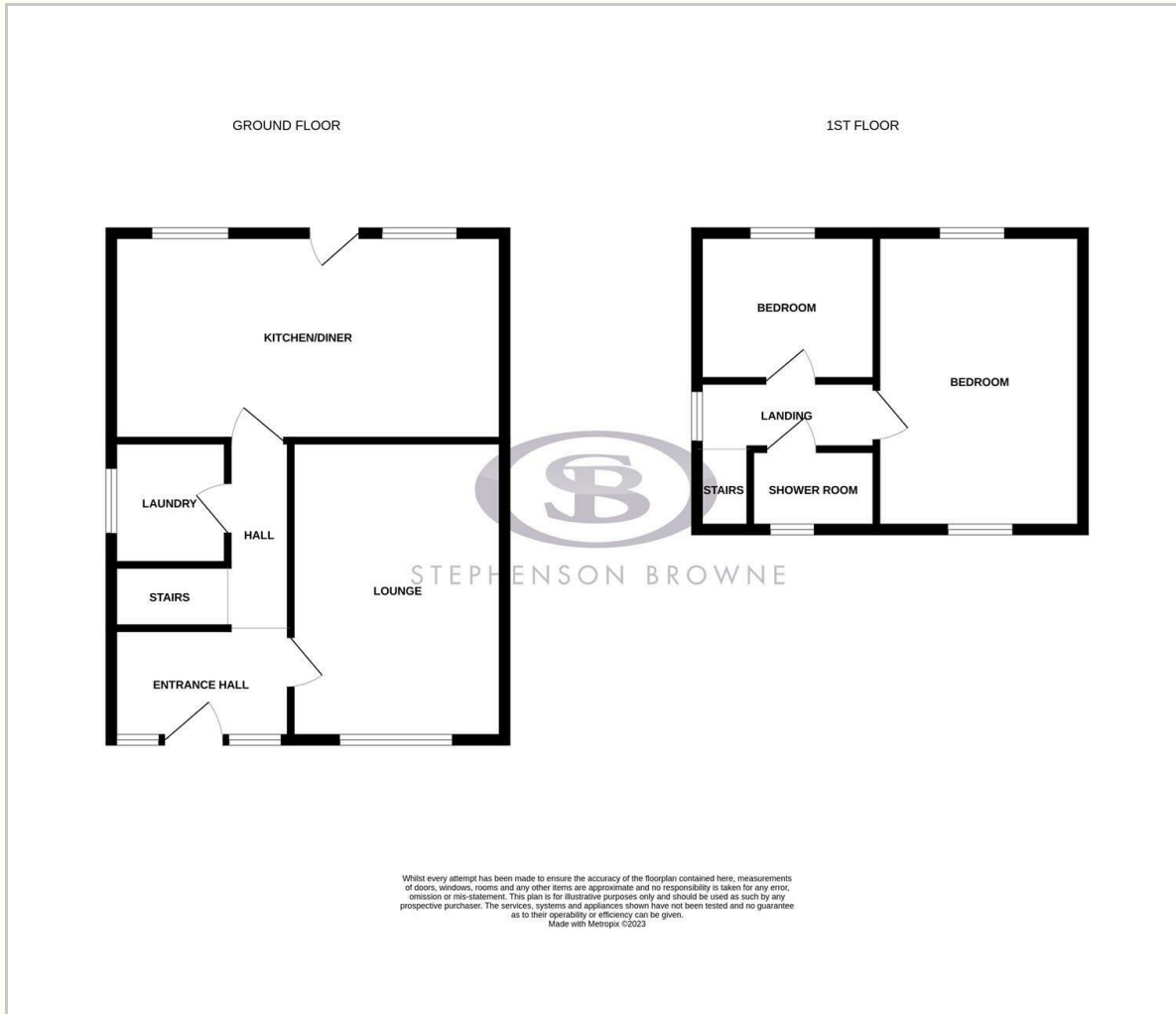
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### **Need to Sell?**

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



## Floor Plan



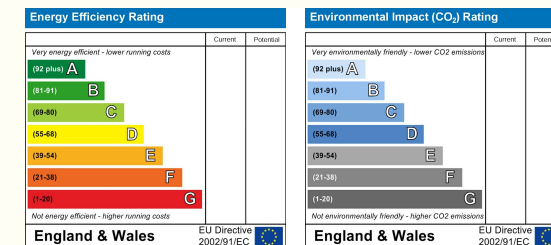
## Viewing

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

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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