



19 ROSEHILL ROAD, WISTASTON, CREWE, CW2 8AR

OFFERS OVER £330,000



STEPHENSON BROWNE

Stephenson Browne are delighted to offer for sale this stunning detached five-bedroom house located on Rosehill Road. This property boasts a prime location near highly regarded schools and Cheshire College – South & West, making it an ideal choice for families with children.

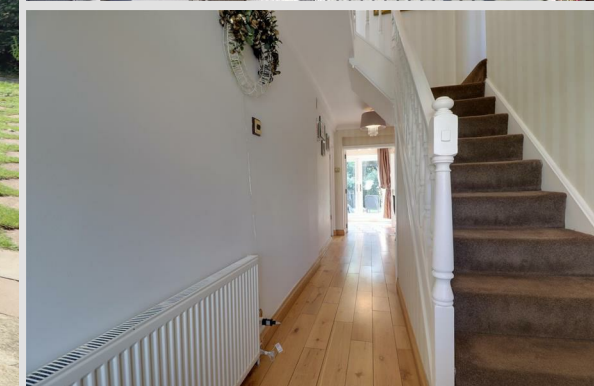
As you step inside, you'll be greeted by a spacious reception room perfect for entertaining guests or relaxing with your loved ones. The house features three generous double bedrooms, offering ample space for a growing family or accommodating guests.

One of the highlights of this property is the balcony that overlooks the beautiful rear garden. Imagine enjoying your morning coffee or unwinding after a long day while taking in the peaceful views of your private garden.

For those with a green thumb, the private rear garden has been landscaped, with a beautiful patio providing an ideal spot for al fresco dining or relaxing during the summer months. Whether you're a seasoned gardener or just starting out, this space offers endless possibilities for creating your own outdoor oasis.

Additionally, the integral garage provides convenient parking and extra storage space, adding to the practicality of this wonderful home.

Don't miss out on the opportunity to make this charming detached house your own. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this delightful property on Rosehill Road.



**Porch**

5'6" x 2'7"

**Entrance Hall**

**Living Room**

11'1" x 21'3"

**Kitchen**

7'6" x 18'4"

**Utility Room**

6'6" x 7'6"

**Cloakroom**

**Downstairs W.C.**

**Stairs to First Floor**

**Master Bedroom**

8'6" x 18'8"

French doors leading to balcony.

**Balcony**

Private balcony accessed from Master Bedroom overlooking rear garden space.

**Bedroom Two**

10'5" x 10'9"

**Bedroom Three**

7'6" x 10'9"

**Bedroom Four**

10'2" (longest point) x 7'6" (widest point)

**Bedroom Five**

7'2" x 7'10"

**Family Bathroom**

2.4m x 2.1m



### **Externally**

Private rear garden with pond. Indian stone patio with lawn. Pond. Integral single garage in addition to invaluable off-road parking on the driveway.

### **Council Tax**

Band D.

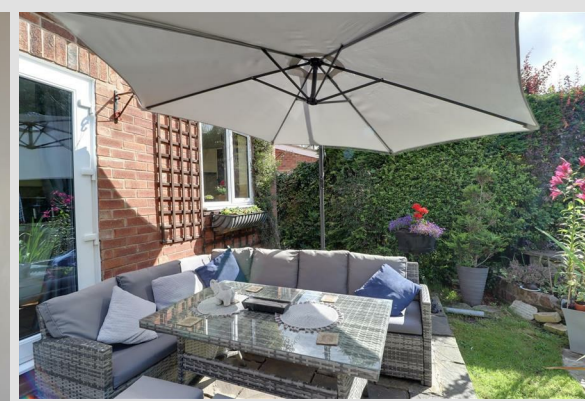
### **Tenure**

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.

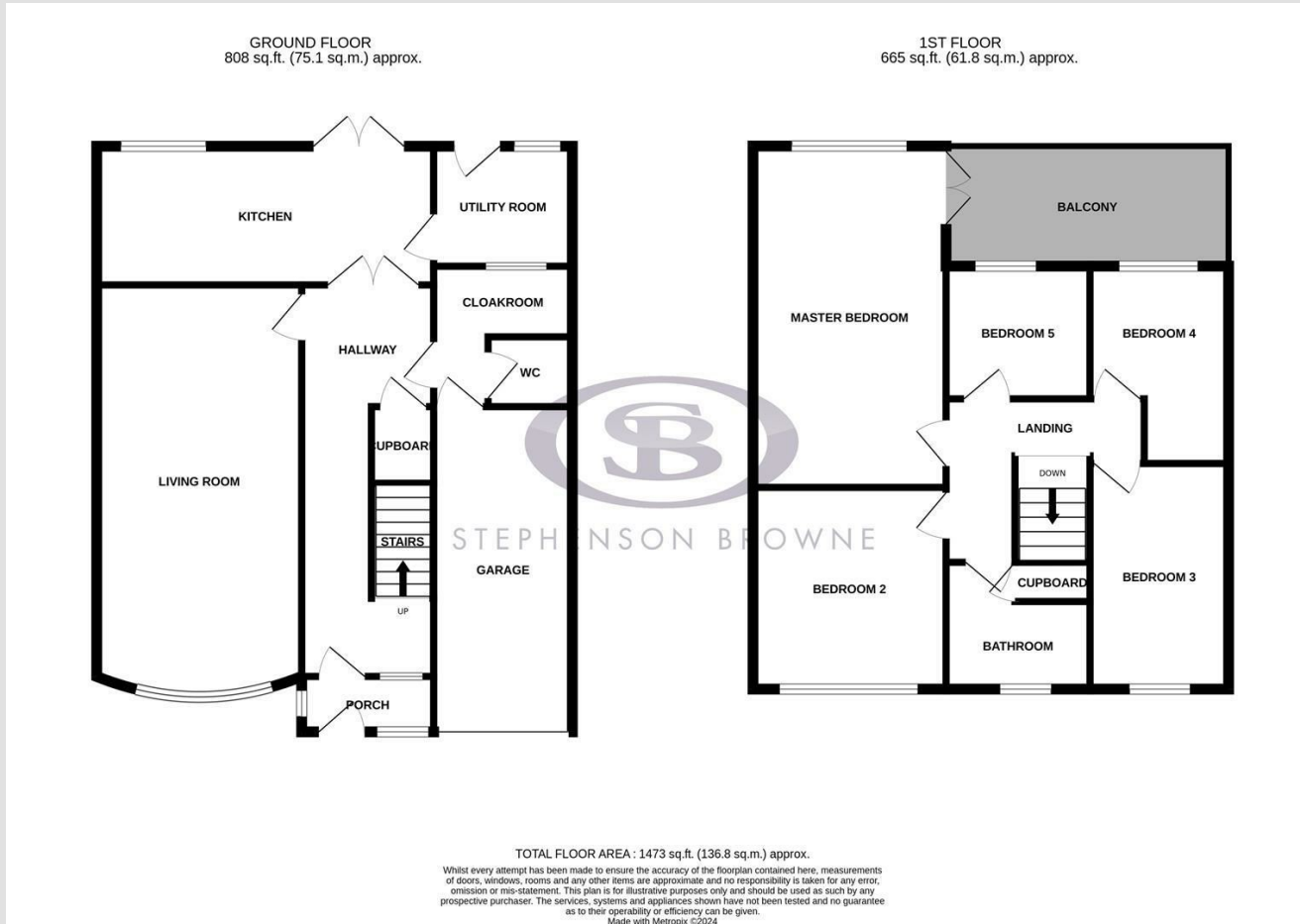
### **Need to Sell?**

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





## Floor Plan



## 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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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