



32 Philip Taylor Drive

CW1 4GU

Asking Price £245,000



3



2



1



B



STEPHENSON BROWNE

Stephenson Browne are delighted to take instructions to market this fabulous 3 bedroom semi-detached property tucked away on a private driveway off Philip Taylor Drive! Situated in the heart of Leighton, this home has been meticulously looked after by its owners and is not to be missed.

Briefly, this residence comprises a light and airy living room, leading on to the kitchen-diner which really is the hub of the home. Perfect for entertaining guests and sitting down with loved ones to enjoy a delicious meal! There is a W.C off and the back door leading to the rear garden.

To the first floor, there are two well-proportioned bedrooms and the family bathroom. Bedroom two is a comfortable double room, benefitting from a built-in storage cupboard and a fantastic view over the rear garden. Bedroom three is an ample single room, making this home ideal for a growing family.

The master bedroom is a vast double room located on the second floor, boasting fitted wardrobes and an en-suite with a Velux window, allowing plenty of natural light to flow through.

One of the many standout features of this property is its location, situated in a close proximity to Leighton Hospital and Bentley Motors, as well as highly regarded schools for all ages.

Externally, this home offers a neat rear garden that attracts plenty of sunlight, with a lawn and a seating area, it really is the ideal space for the summer months! There is also invaluable driveway parking for two vehicles.

Entrance Hall





Living Room

10'2" x 14'5" (3.1m x 4.4m)

Storage cupboard built in occupying space under the stairs.

Kitchen-Diner

10'2" x 13'5" (3.1m x 4.1m)

W.C.

Stairs to First Floor

Landing

Bedroom Two

13'9" x 9'10" (widest) (4.2m x 3m (widest))

Built-in storage cupboard.

Family Bathroom

5'2" x 7'2" (1.6m x 2.2m)

Bedroom Three

6'6" x 8'2" (2m x 2.5m)

Stairs to Second Floor

Master Bedroom

14'5" x 14'9" (4.4m x 4.5m)

Built in wardrobes.

En-suite

4'3" x 5'10" (1.3m x 1.8m)

Velux window.

Externally

Low maintenance rear garden that attracts sunlight with lawn and seating area. Driveway parking for two vehicles.

Council Tax

Band C.

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.



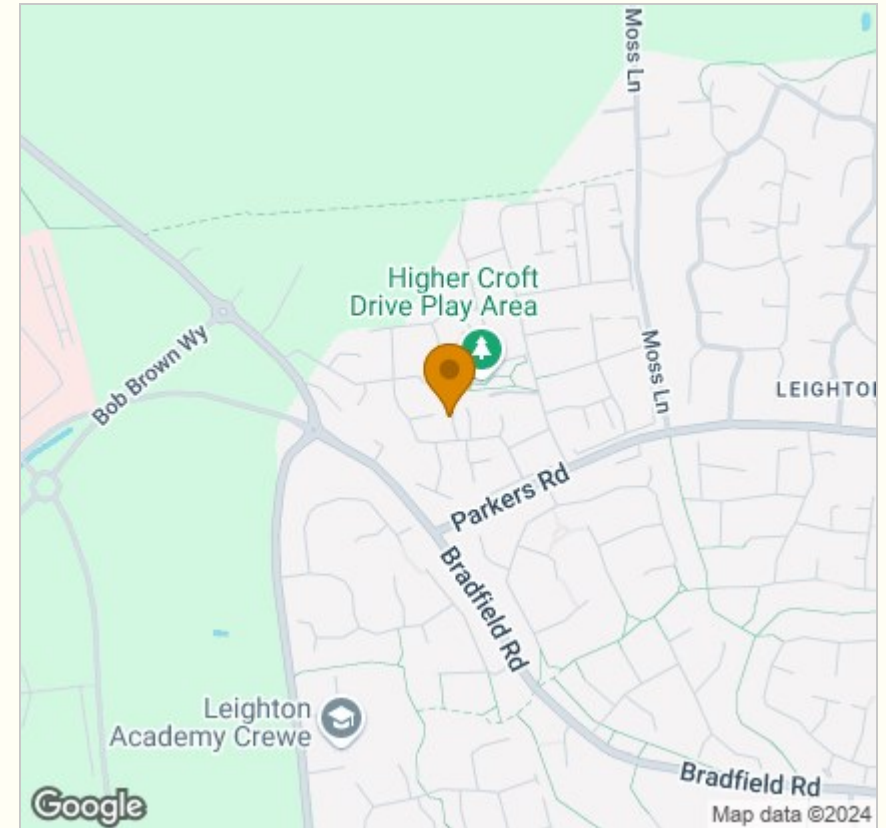
Floor Plan



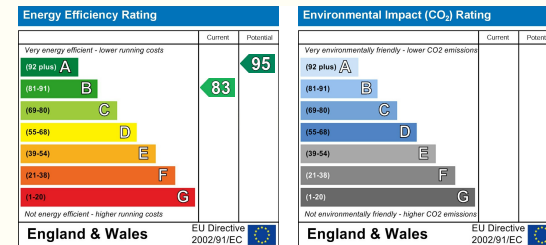
Viewing

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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk