



39b Colleys Lane

CW5 6NS

£372,500



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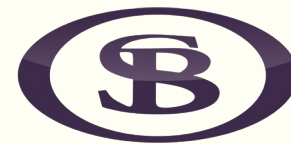
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C



STEPHENSON BROWNE

Nestled in the charming village of Willaston is this splendid detached house on Colleys Lane offering a perfect blend of comfort and elegance. The property is well presented throughout and should suit a wide variety of buyers, certainly demanding an early inspection to fully appreciate all that is on offer.

With four generously sized bedrooms, the master with an en-suite, this property is ideal for families seeking a spacious and inviting home. The layout includes three well appointed reception rooms, providing ample space for both relaxation and entertaining guests.

The heart of the home is designed for modern living, with a layout that encourages both family interaction and privacy. Each reception room boasts natural light, creating a warm and welcoming atmosphere throughout.

The surrounding area of Willaston is known for its picturesque scenery and community spirit, making it a desirable location for those looking to settle in a peaceful yet vibrant environment. With local amenities and schools nearby, this property is perfectly positioned for family life.

This detached house is not just four walls and a roof, it is a home; it is a sanctuary where comfort meets style. Whether you are entertaining in the spacious reception rooms or enjoying quiet evenings, this property promises a lifestyle of ease and enjoyment.

Do not miss the opportunity to make this delightful house your new home, ring us to secure your viewing.

Entrance Porch

Entrance Hall

Lounge
17'8" x 12'9" (5.39m x 3.91m)

Dining Room
4.38m x 2.38m





Fitted Kitchen

14'4" x 7'10" (4.387m x 2.41m)

Conservatory

12'9" x 9'7" (3.91m x 2.94m)

Stairs to First Floor

Bedroom One

10'10" x 9'3" (3.31m x 2.83m)

En-Suite Shower Room

Bedroom Two

10'11" x 10'8" maximum (3.34m x 3.26m maximum)

Bedroom Three

9'3" x 8'1" (2.84m x 2.47m)

Bedroom Four

7'10" x 7'2" (2.39m x 2.19m)

Family Bathroom

Externally

Integral Garage



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.

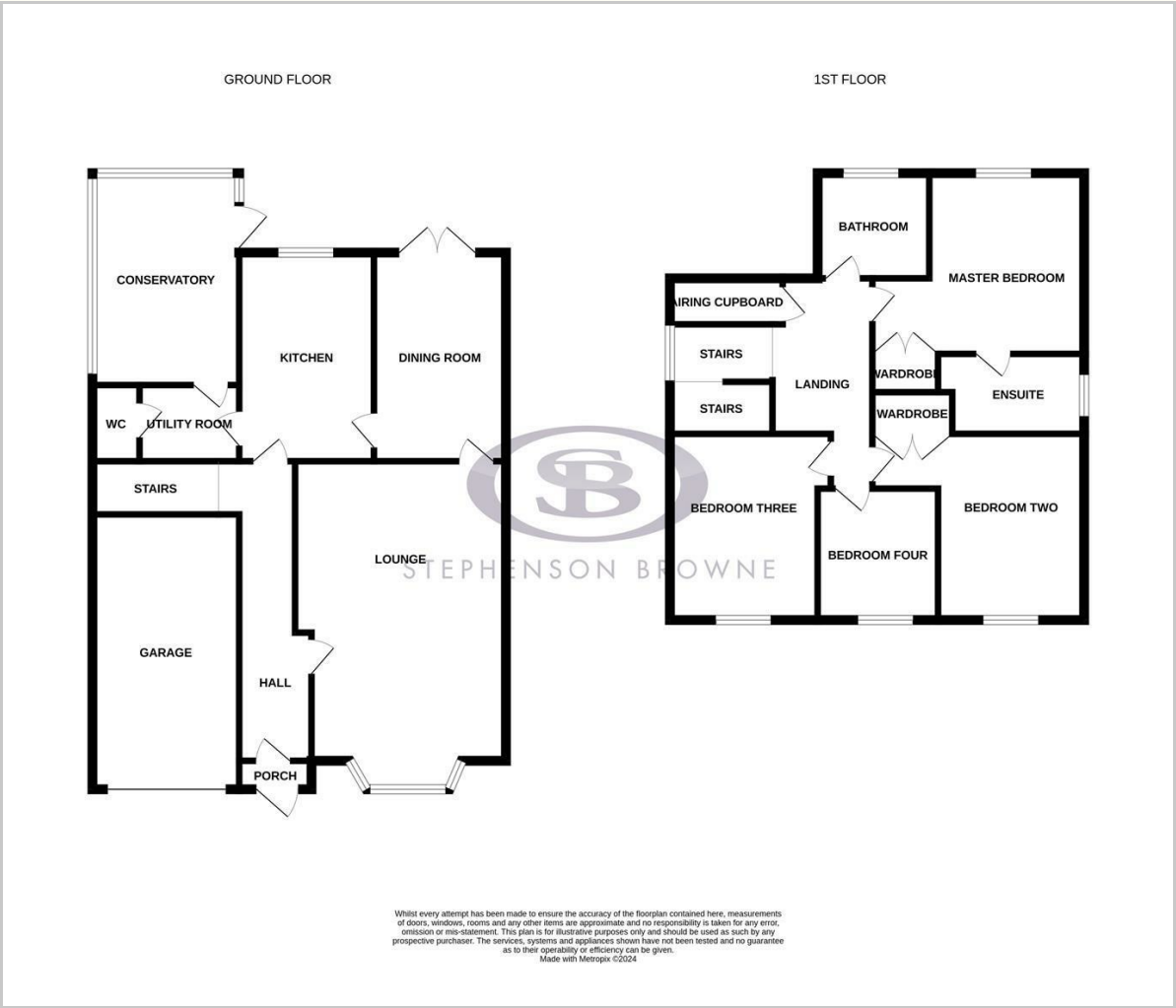
Council Tax

Band E

Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

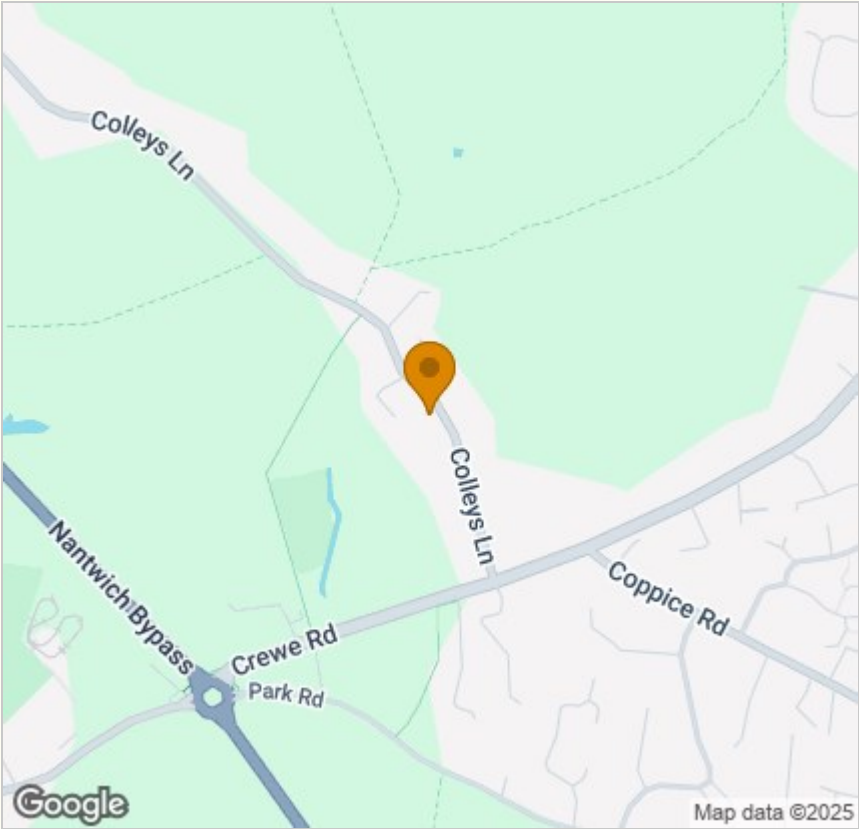
Floor Plan



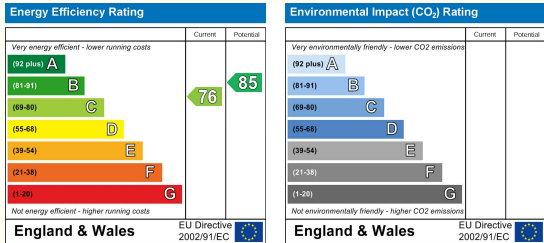
Viewing

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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