



**27 Philip Taylor Drive**

CW1 4GU

**Offers In Excess Of £250,000**



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STEPHENSON BROWNE



This delightful home demands an early inspection to fully appreciate all that this home has to offer, we are sure that all prospective purchasers will not be disappointed. This home is nestled in the desirable area of Philip Taylor Drive located on a popular and sought after modern development towards the north side of Crewe, this beautiful detached home offers a perfect blend of comfort and style ideal for a wide variety of buyers.

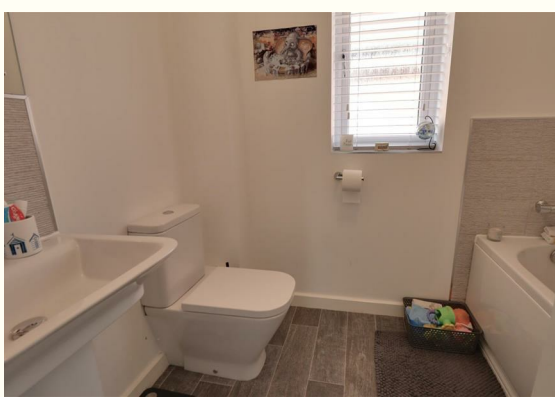
Internally there is a welcoming entrance with invaluable cloakroom off, the lounge is located to the front providing ample space for relaxation and entertaining guests. The spacious fitted kitchen diner is a highlight, featuring a separate utility area that enhances functionality and convenience. This layout is perfect for those who enjoy cooking and dining in a welcoming environment, light floods in through picture windows and French doors making this a bright and airy space.

To the first floor there are three well proportioned bedrooms, the master having an en-suite shower room and built in mirror door wardrobes. Completing the first floor is the modern family bathroom, this property is ideal for families and individuals alike, catering to all age groups.

Outside, the property features an enclosed private garden, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. Additionally, there is invaluable off road parking available for two vehicles, ensuring ease of access and convenience.

This charming home is not only well appointed but also situated in a sought after location, making it an excellent choice for anyone looking to make treasured memories with their growing family. With its combination of modern living and practical amenities, this property is sure to impress.

Don't miss the opportunity to make this delightful house your new home.







### Entrance Hall

### Cloakroom

### Lounge

13'10" x 10'8" (4.233m x 3.274m)

### Kitchen Diner

14'1" x 11'1" maximum (4.305m x 3.398m maximum)

### Utility Area

8'9" x 2'11" (2.677m x 0.894m)

### Stairs to First Floor

Providing access to all rooms.

### Bedroom One

6'9" x 9'2" (2.0821m x 2.801m)

### En-Suite Shower Room

8'1" x 3'10" (2.480m x 1.174m)

### Bedroom Two

8'11" x 9'3" (2.724m x 2.826m)

### Bedroom Three

9'2" x 7'4" (2.800m x 2.245m)

### Bathroom

7'1" x 5'2" (2.161m x 1.579m)

### Externally

The property stands in lovely landscaped gardens providing an ideal outdoor area for sitting out during the summer months.

### 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?

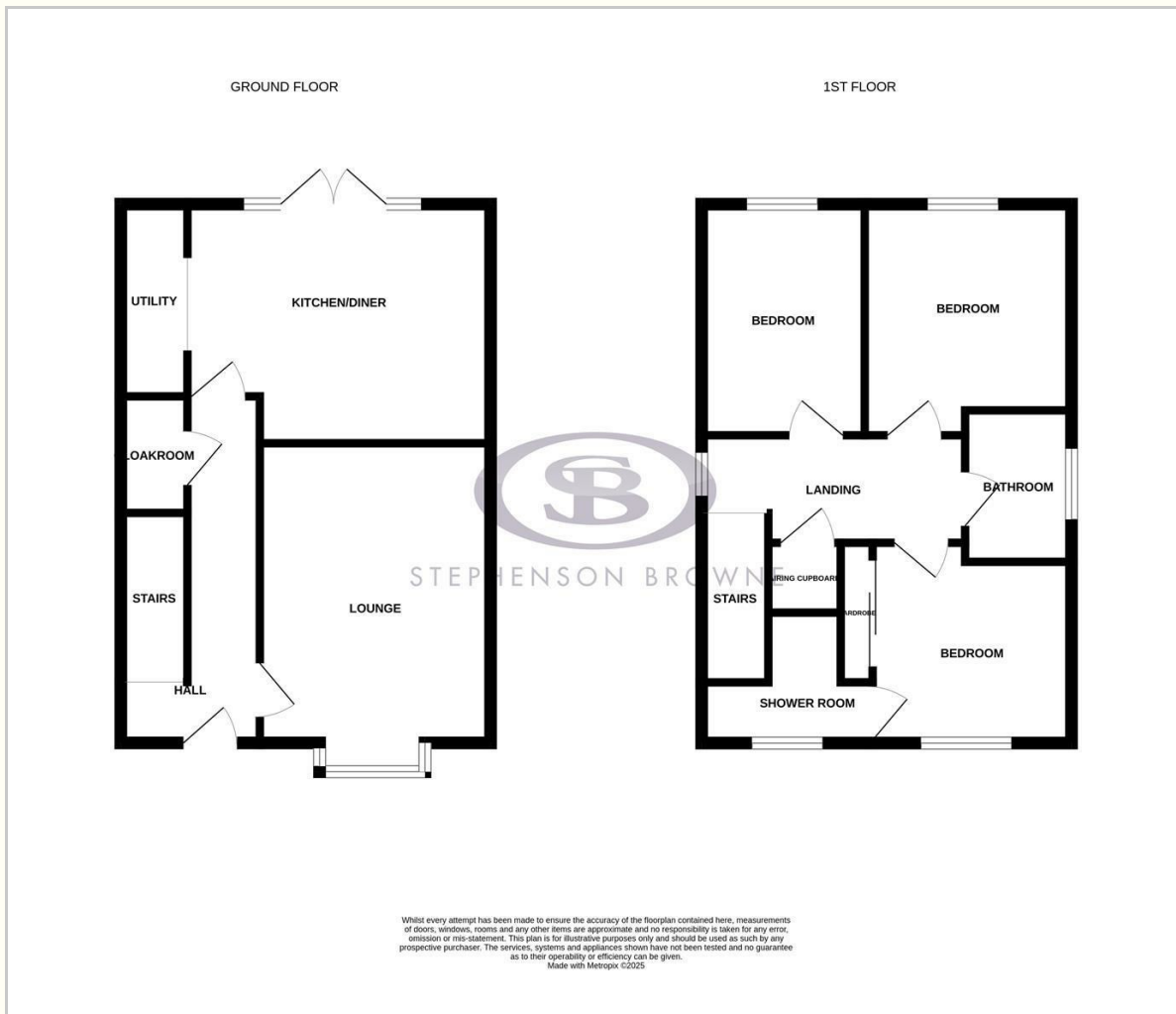
For a FREE valuation please call or e-mail and we will be happy to assist.

### Council Tax

Band C



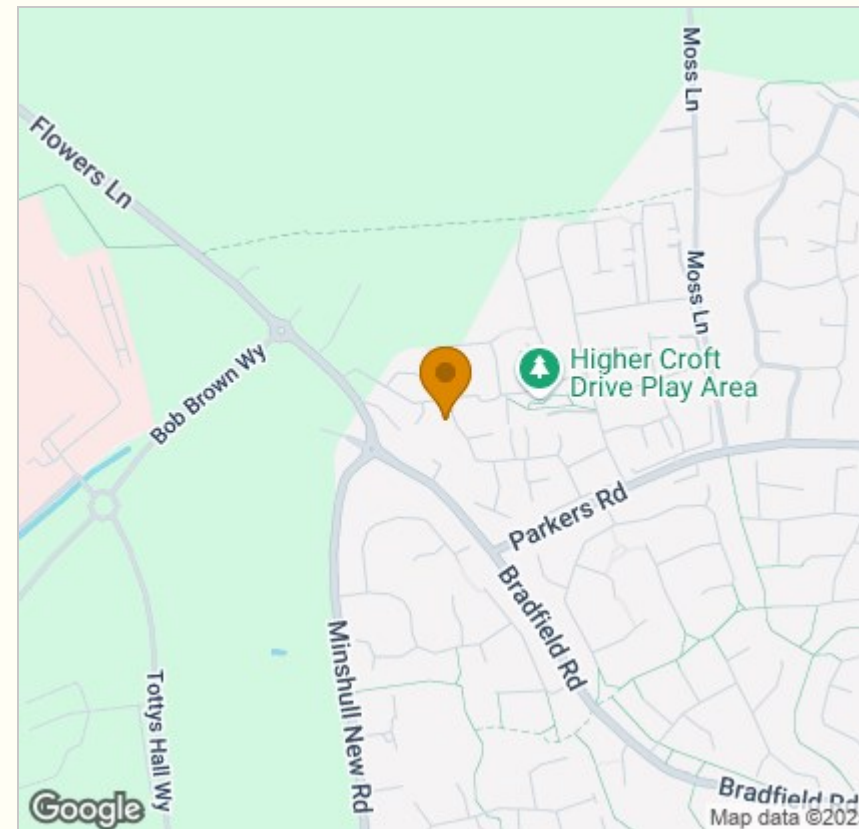
## Floor Plan



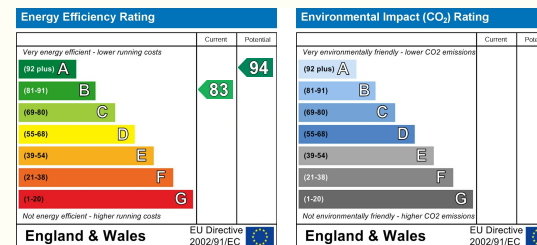
## Viewing

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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