



70 LEAMAN ROAD, HASLINGTON, CREWE, CW1
5AD

ASKING PRICE £440,000



STEPHENSON BROWNE

Wow, wow, wow! Stephenson Browne are delighted to offer for sale this simply marvellous CHAIN FREE detached residence on Leaman Road, Haslington. This property boasts an abundance of charm, with high quality fixtures and fittings throughout, having seen significant investment since it was purchased, this is not to be missed!

A fine example of a modern family home, the accommodation is comprised of a light and airy living space, with ample room for all of the family to get cosy. The kitchen diner space is open plan and features a delightful snug space off. The kitchen benefits from integrated appliances and its own utility room! The ground floor is completed by a downstairs W.C. and access into the garage off the hallway.

To the first floor, there are four commodious double bedrooms, two of which benefit from their en-suites. The principle bedroom is fabulously presented, with bespoke panelling, built-in wardrobes, this really is a retreat that can be enjoyed for many years to come. Both the en-suites and family bathroom feature a contemporary finish, there certainly won't be any arguing over who gets the first shower!

The rear garden features a variety of fruit trees, a lawn, porcelain patio and pergola with a seating area, there is something for everyone! At the front of the property, there is driveway parking which can comfortably accommodate two vehicles, in addition to a garage.

Beautifully presented from top to bottom, and ready to move into straight away; could this be your forever home? Don't hesitate to book that all important viewing - call us today to secure your slot!



Haslington is a charming village near Crewe in Cheshire, England, with a rich history dating back to the Domesday Book of 1086. Historically an agricultural settlement, it grew with the development of nearby Crewe as a major railway town in the 19th century. The village retains a traditional English feel, with historic buildings like St Matthew's Church and several old inns. Nearby attractions include the bustling town of Crewe, known for its railway heritage, as well as the scenic Cheshire countryside, Queens Park, and the Crewe Heritage Centre. Haslington offers a peaceful village atmosphere while being well-connected to larger towns.

[Storm Porch](#)

[Hallway](#)

[Living Room](#)

13'7" x 11'1"

[Kitchen Diner](#)

28'9" x 10'10"

[Sitting Room/Snug](#)

9'8" x 9'4"

[Utility Room](#)

6'5" x 4'7"

[W.C.](#)

[Stairs to First Floor](#)

[Landing](#)

[Bedroom One](#)

15'6" x 10'11"

[En-Suite](#)

7'7" x 5'3"

[Bedroom Two](#)

14'7" x 9'11"

[En-Suite](#)

7'2" x 4'6"



Bedroom Three

12'0" x 9'10"

Bedroom Four

10'11" x 10'2"

Family Bathroom

7'6" x 6'1"

Externally

Gorgeous rear garden space with lawn, porcelain patio, pergola with a seating area. A variety of fruit trees and raised beds around the border.

Garage

9'11" x 9'7"

Council Tax

Band E.

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.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by

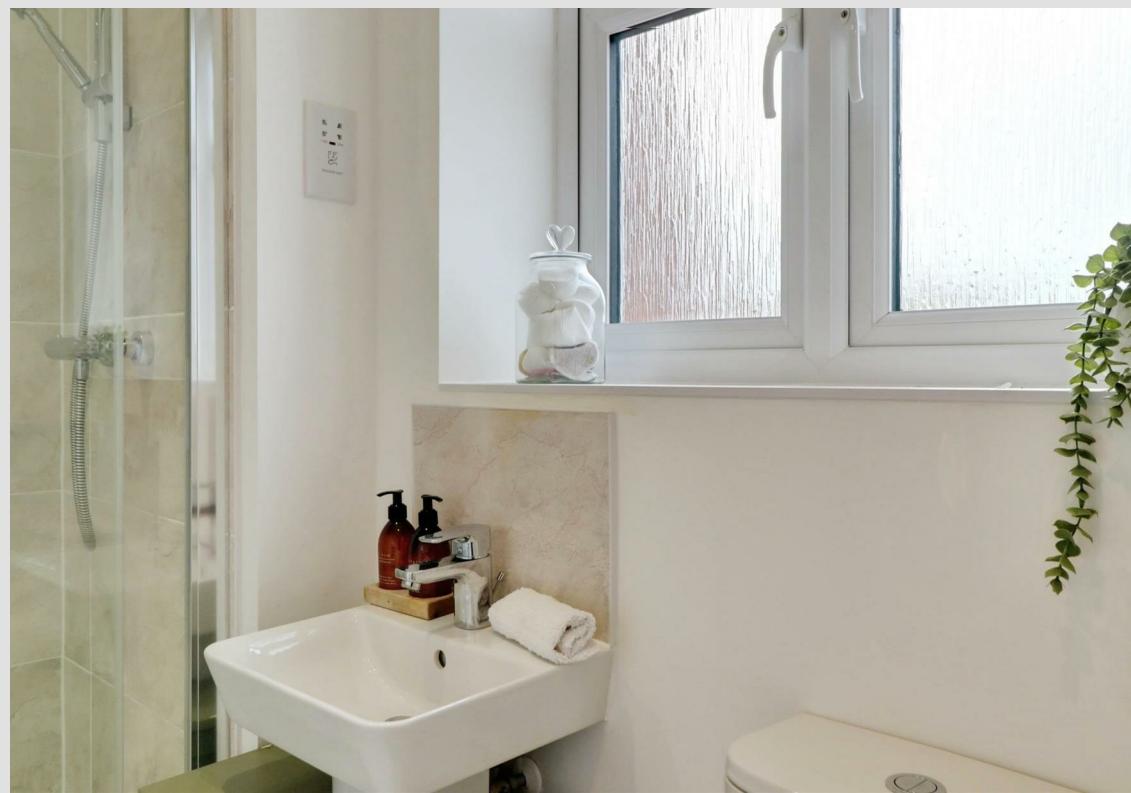


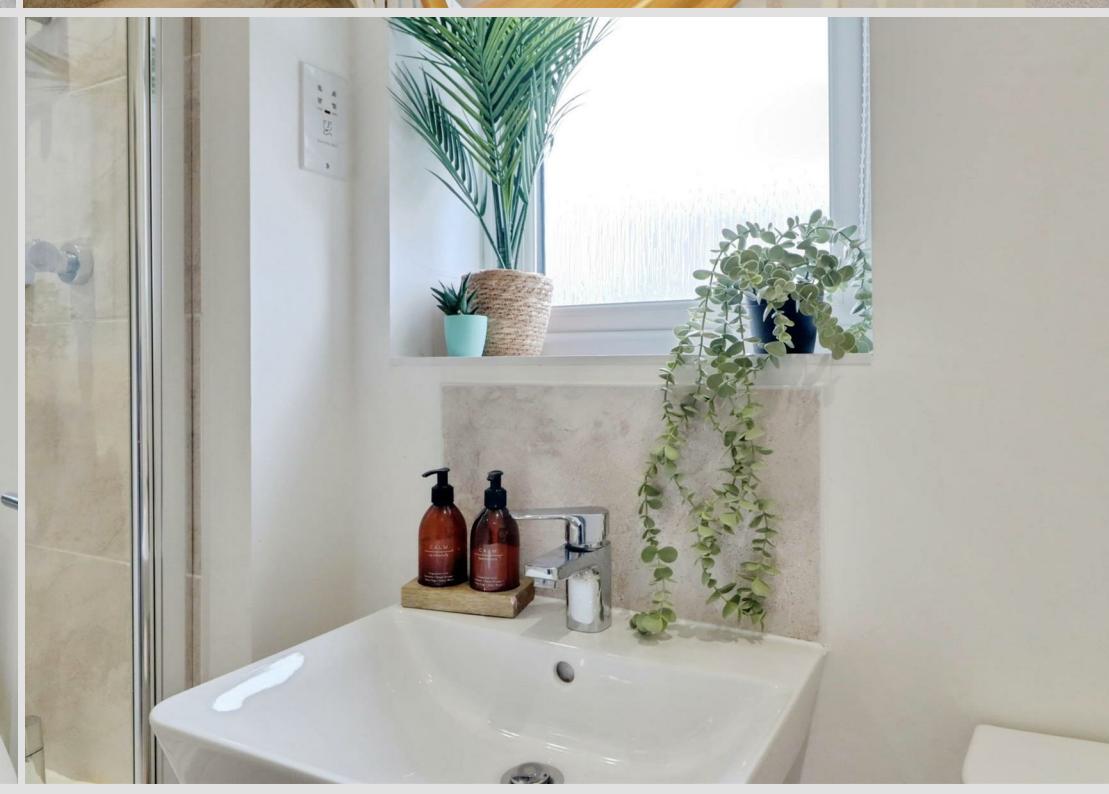
ESTA's as winners of Gold Awards in both Sales and Lettings.

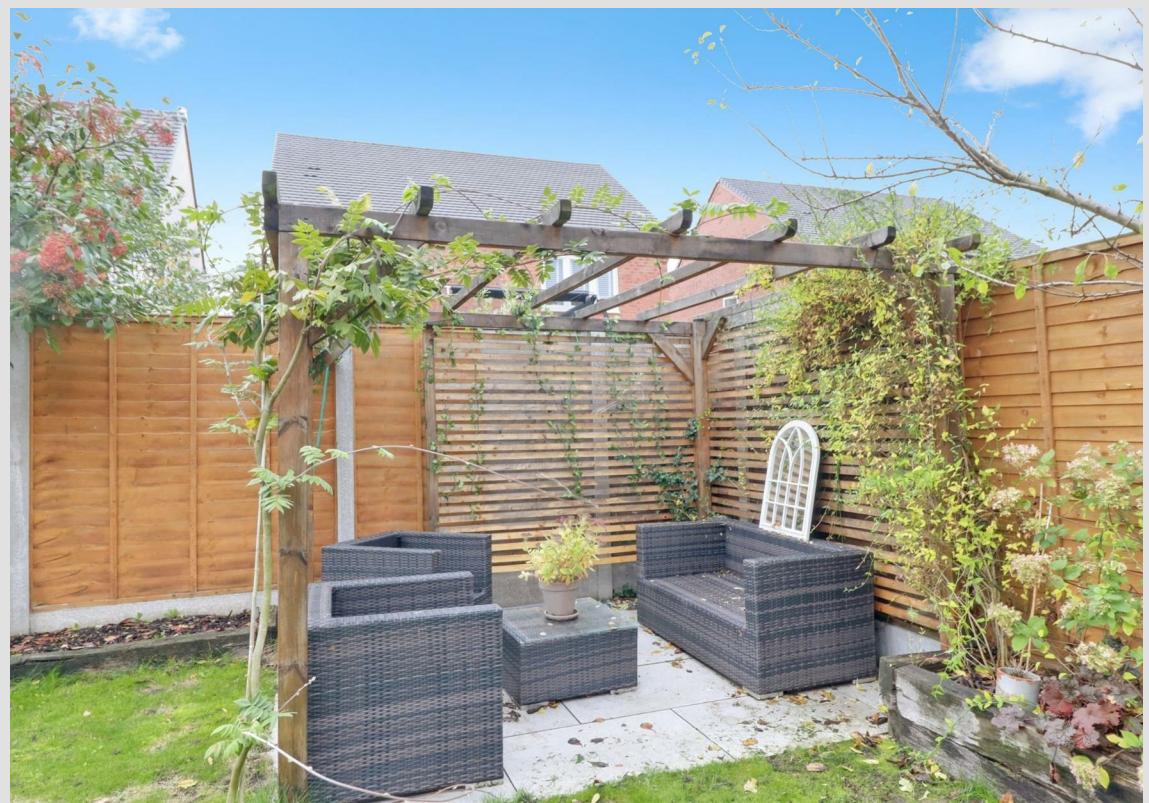
For a FREE valuation, please call or email and we will be delighted to assist.



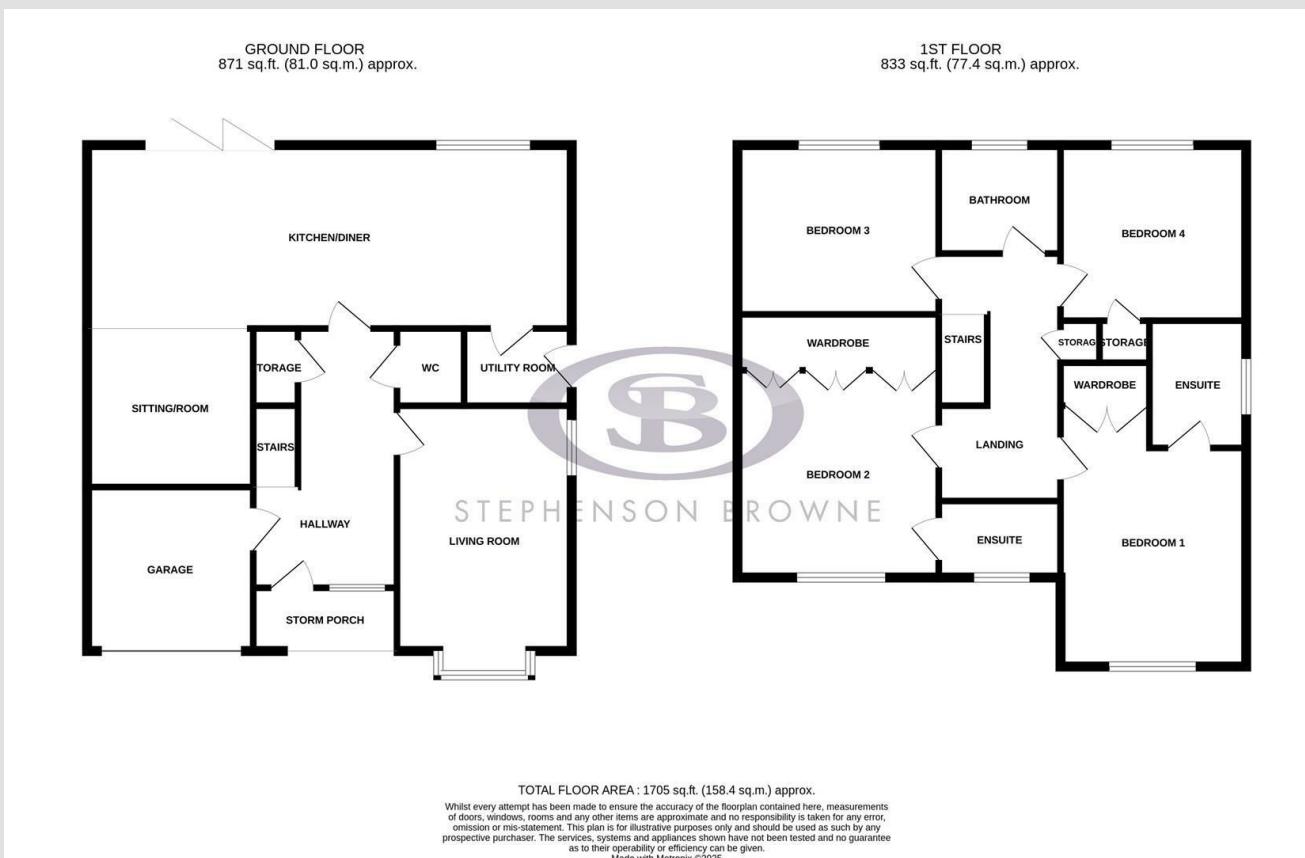








Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ 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.

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