



11 CREWE ROAD, HASLINGTON, CREWE,  
CHESHIRE, CW1 5QR

£315,000



STEPHENSON BROWNE

Wow, wow, wow... It is with immense pride that Stephenson Browne offer for sale this utterly breathtaking three bedroom semi detached home in the ever desirable village of Haslington. Sympathetically renovated from top to bottom, with views across Cheshire's rolling countryside and sold with no onward chain, it almost sounds too good to be true!

The ground floor of this property enjoys two reception rooms, in the shape of a living room/snug, and a sitting room, open plan into the kitchen diner. The whole property is awash with natural light, cascading in from the windows and Crittall style doors with stunning matte black door furniture.

The kitchen diner is much the same, with a continuation of the Crittall style doors, a floor to ceiling window and skylight. The kitchen enjoys a contemporary finish and features a variety of wall and base units, in addition to a stand alone island and even space for a dining table!

To the first floor, you will find three bedrooms. The principal suite offers magnificent views over open countryside and an original fireplace. A fantastically proportioned room able to accommodate a king sized bed. Bedrooms two and three are both accommodating sizes. A sumptuous and stylish bathroom awaits, complete with high end fitments including vanity wash hand basin with storage under and LED mirror, and modesty glazed window to the rear.

Our subject home occupies a corner plot, which expands into a large rear garden space with parking at the rear accessed off Oakland Avenue which can comfortably accommodate several vehicles.



## Hallway

## Living Room

10'9" x 13'1"

## Sitting Room

10'9" x 11'9"

## Kitchen Diner

13'9" x 13'1"

## Stairs to First Floor

## Landing

## Bedroom One

14'5" x 11'1"

## Bedroom Two

6'10" x 13'1"

## Bedroom Three

8'6" x 8'2"

## Bathroom

8'6" x 6'2"

## Externally

Large rear garden space, patio and stoned pathway around the side of the house. Lawn space leading to parking at the back of the property, accessed off Oakland Avenue. At the front of the property there is a small enclosed front garden with a lawn and stone pathway leading to the front door.

## 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.



## AML Disclosure

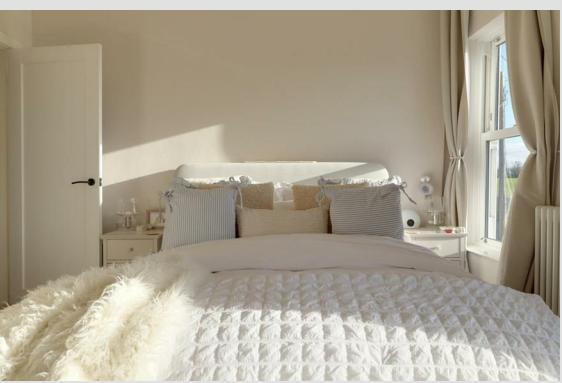
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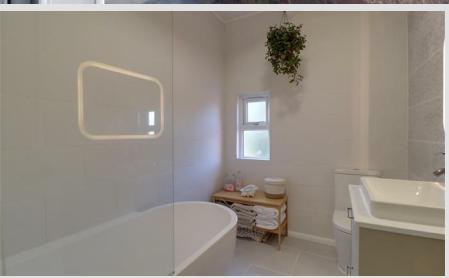
## **Why choose us?**

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.

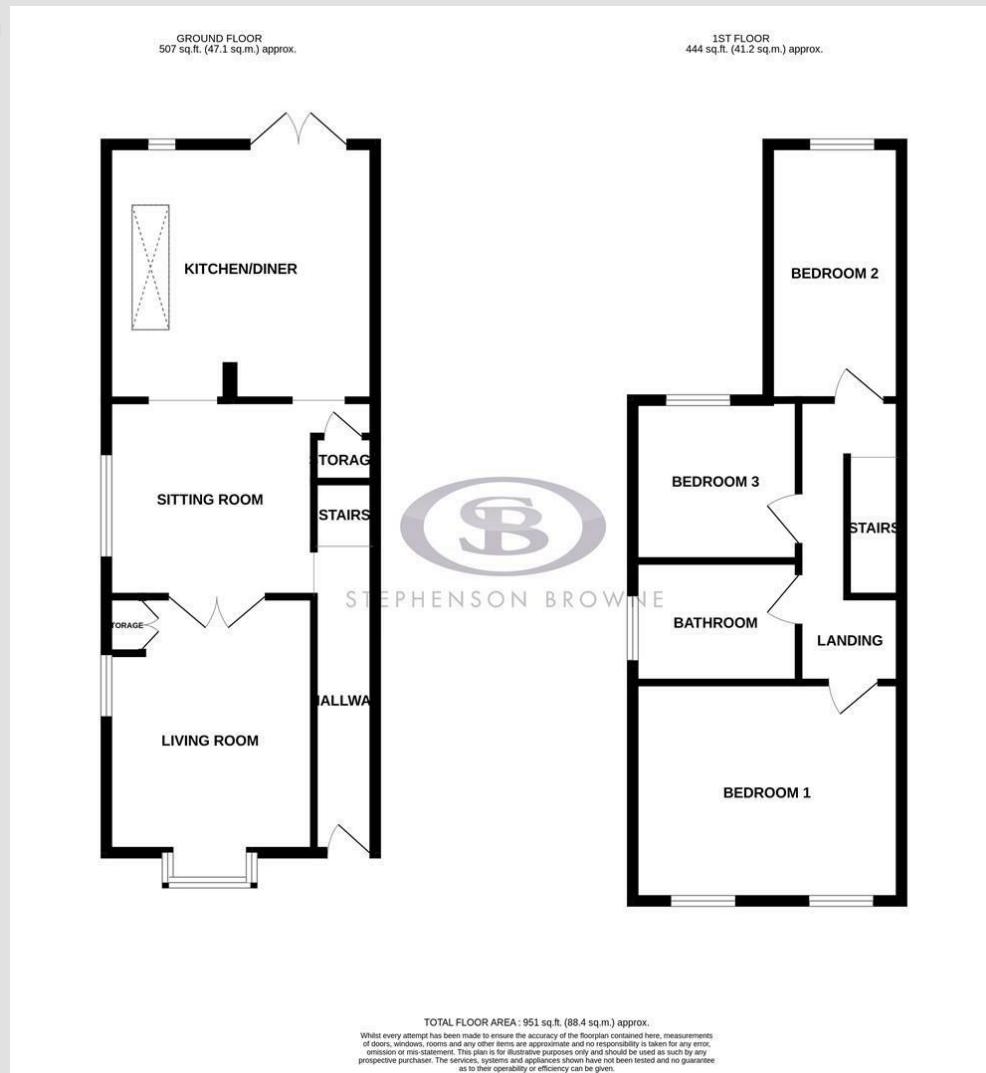
For a FREE valuation, please call or email and we will be delighted to assist.







## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

## 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 note 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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