



33 Oakland Avenue

CW1 5PB

Offers Over £170,000



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STEPHENSON BROWNE

Charming mature semi detached home set within the lovely village of Haslington presenting an enticing opportunity for those seeking a comfortable and convenient residence. This property is in need of some further updating and should provide a great opportunity allowing you to incorporate your own individual taste and style to make this a home ideally suited to your needs. As you approach the property it is evident that there is invaluable off road parking. There is a recessed porch giving access to the entrance door, there is a welcoming lounge which in turn leads to the sitting/dining room. There is a fitted kitchen and beyond a utility room and cloakroom. Upstairs, the property comprises three generously sized bedrooms, each benefiting from natural light, two having ornate cast iron fire surrounds. The family bathroom has a modern suite. Externally, the rear garden offers a private and tranquil space, it is in need of some attention but will provide a wonderful outdoor area ideal for gatherings or simply enjoying a moment of peace. The absence of a property chain ensures a smoother and more efficient buying process, allowing you to transition seamlessly into your new home. Located in Haslington, this property benefits from its proximity to local amenities, schools, and transport links, providing convenience. With its mature character, practical layout, and no chain status, this semi presents an excellent opportunity for those looking to establish their home in this desirable and welcoming community.

Recessed Porch

Open arched porch giving access to the entrance door.

Lounge

12'7" x 11'8" (3.84m x 3.56m)

Window to the front. Decorative fireplace with stone surround housing an electric fire as fitted. Wooden style flooring. Wall mounted electric storage heater.

Dining/Sitting Room

15'3" x 11'8" (4.67m x 3.58m)

Window to the rear elevation. Hearth with log burning stove with wooden mantle over. Stairs leading to the first floor. Access through to the kitchen.

Fitted Kitchen

12'1" x 6'0" (3.69m x 1.84m)

Door and window to the side. Range of fitted units incorporating a stainless steel sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinet over. Built in electric hob, oven and grill.

Utility

12'8" x 6'10" (3.88m x 2.09m)

Range of base and wall mounted cabinets. Stainless steel sink unit. Windows to the side and rear elevations, plumbing for a washing machine.





Cloakroom

Low level W.C. Corner wash hand basin.

Stairs to First Floor

Landing giving access to all first floor rooms.

Bedroom One

11'10" x 8'10" (3.62m x 2.70m)

Window to the front. Wall mounted electric storage heater. Attractive cast iron fireplace.

Bedroom Two

10'7" x 8'6" (3.23m x 2.60m)

Window to the rear. Wall mounted electric storage heater. Attractive cast iron fire surround.

Bedroom Three

10'10" x 5'3" (3.32m x 1.61m)

Window. Wall mounted electric storage heater.



Bathroom

White suite comprising a panel bath with electric wall mounted shower over. Pedestal wash hand basin with mixer tap. Low level W.C. Part tiled walls. Extractor fan.



Externally

There is an area to the front providing invaluable off road parking. There is a gate to the side giving access to the substantial rear garden. It is mainly laid to lawn with mature trees and shrubs, blocked paved patio. Brick built outbuilding.

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?

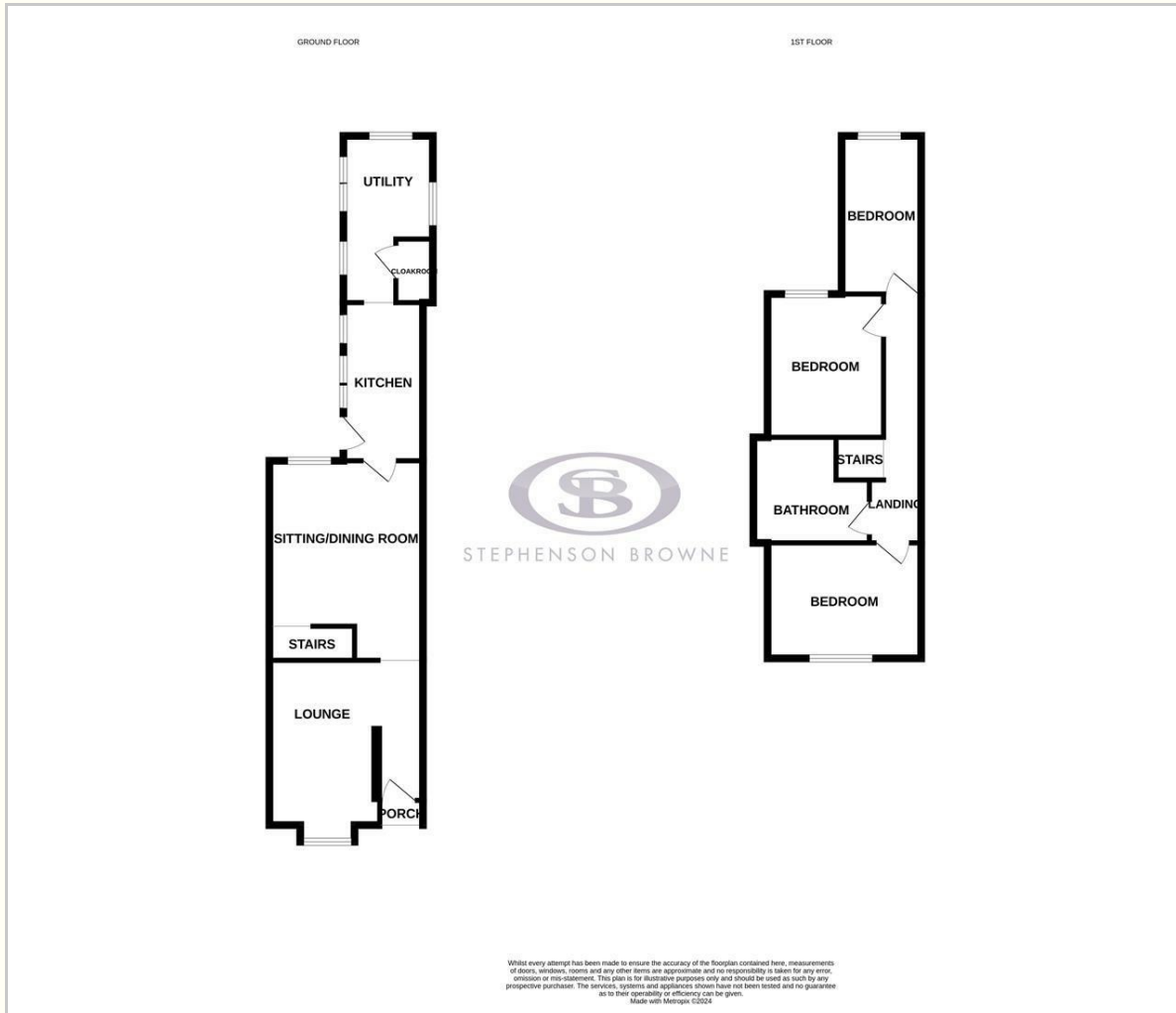
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band B



Floor Plan



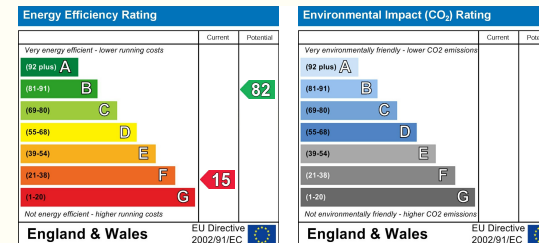
Viewing

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



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234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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