



**86 Stoneley Road, Crewe, Cheshire, CW1 4NG**  
**£295,000**

PROPERTY  
PERSPECTIVE

**The Property Perspective**

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\*\*\*\* OPEN DAY 29.11 BETWEEN 10AM AND 12PM \*\*\*\*

\*\*\*\* INCENTIVES AVAILABLE \*\*\*\*

Gardens laid turf with landscaping to front  
External sockets  
EV Car charging point  
Outside tap  
In roof solar PV system

**GROUND FLOOR**

**HALL 6'6" x 11'9" (2.0 x 3.6)**

**WC 2'11" x 5'6" (0.9 x 1.7)**

**LIVING ROOM 10'5" x 17'4" (max) (3.2 x 5.3 (max))**

**KITCHEN/DINING ROOM 11'5" x 17'4" (3.5 x 5.3)**

A range of wall and base units from Symphony Kitchens (please refer to type specific layout for details)  
Laminated worktops  
Touch control ceramic hob  
Double Integrated Electric Oven  
Integrated Cooker Hood  
Undercounter Fridge Freezer  
Integrated Dishwasher, Washer Dryer  
LED Plinth Lighting  
Porcelanosa Ceramic floor tiling to kitchen zones

**FIRST FLOOR**

**LANDING 9'10" x 4'11" (3.0 x 1.5)**

**MASTER BEDROOM 11'5" x 11'9" (3.5 x 3.6)**

**EN SUITE**

Vanity Unit  
Bristan chrome mixer taps  
Porcelanosa Ceramic wall tiling (Half height to en suite, full height tiling to shower areas)  
Bristan thermostatic valve showers  
Porcelanosa Ceramic floor tiling

**BEDROOM 3 10'5" x 8'6" (3.2 x 2.6)**

**STORE 2'3" x 3'3" (0.7 x 1.0)**

**BEDROOM 2 12'9" x 8'6" (3.9 x 2.6)**

**BATHROOM 7'6" x 6'6" (2.3 x 2.0)**

Vanity Unit  
Bristan chrome mixer taps  
Porcelanosa Ceramic wall tiling (Half height to bathroom, full height tiling to shower areas)  
Bristan thermostatic valve showers  
Contemporary glass shower screen  
Porcelanosa Ceramic floor tiling

**EXTERNAL**

Driveway parking