



96 Stoneley Road, Crewe, Cheshire, CW1 4NG
£295,000

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



Stoneley Road is a new build development in suburban Crewe, with access to the Cheshire countryside and town centre. The M6 is a few miles away via the A534, and Crewe railway station offers direct services to Liverpool, Manchester, Stoke, and other regional destinations.

Homes are designed for modern living and include Symphony kitchens with integrated double ovens and fridge freezers, under-pelmet LED lighting, and ceramic floor tiles. Bathrooms feature ceramic tiled floors, glass shower screens, and Bristan chrome mixer taps.

The development is within walking distance of amenities including a Co-op supermarket, traditional pubs, a post office, and a pharmacy. Several schools are located nearby.

Annual estate management fee of £350.00

Terms and conditions apply for this incentive, please call for full details and to arrange a viewing.

GROUND FLOOR

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

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

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

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

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 7'10" x 4'11" (2.4 x 1.5)

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

BEDROOM 3 12'9" x 8'6" (3.9 x 2.6)

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

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