



**98 Stoneley Road, Crewe, Cheshire, CW1 4NG**  
**£390,000**

PROPERTY  
PERSPECTIVE



## The Property Perspective

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

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

### GROUND FLOOR

**HALL 10'9" x 6'6" (3.3 x 2.0)**

**LIVING ROOM 10'9" x 22'3" (3.3 x 6.8)**

**KITCHEN/DINING ROOM 11'1" x 22'3" (max) (3.4 x 6.8 (max))**

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

Integrated Fridge Freezer

Integrated Dishwasher, Washer Dryer

LED Plinth Lighting

Porcelanosa Ceramic floor tiling to kitchen zones

**UTILITY ROOM 6'6" x 5'2" (2.0 x 1.6)**

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

### FIRST FLOOR

**LANDING 14'1" x 3'3" (4.3 x 1.0)**

**MASTER BEDROOM 11'1" x 13'9" (3.4 x 4.2)**

**EN SUITE 4'11" x 4'11" (1.5 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 11'1" x 11'1" (3.4 x 3.4)**

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

**BEDROOM 3 11'1" x 8'2" (3.4 x 2.5)**

**BEDROOM 3 11'1" x 8'2" (3.4 x 2.5)**

**BATHROOM 6'6" x 6'6" (2.0 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

**BEDROOM 4 11'1" x 8'2" (3.4 x 2.5)**

### EXTERNAL

Driveway parking

Gardens laid turf with landscaping to front

External sockets

EV Car charging point

Outside tap

In roof solar PV system