



Brook Cottage, 54 The Dingle, Haslington, Crewe, Cheshire, CW1 5SD  
Guide Price £310,000

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

Reception hall, sitting room, living room, kitchen, bathroom, landing, bedroom with ensuite bathroom, bedroom, loft room, gas central heating, upvc double glazed windows, double garage, prefab building, open fronted garage, gardens.

## DESCRIPTION

Brook Cottage was built in 1890 and is constructed of brick with rendered elevations under a tiled roof. It has been enlarged at ground floor level over the years and the whole was modernised in the 1980s. Although it can be moved in to and enjoyed as it is, the cottage ideally lends itself to updating.

Brook Cottage comes to the market with an array of exciting possibilities and subject to planning permission being granted, there is obvious scope to modernise, extend and reconfigure the extensive outside space.

## LOCATION AND AMENITIES

Brook Cottage holds a prime position in The Dingle, close to Clay Lane and open countryside yet being only a 350 yard stroll from Haslington village centre, local Co-Operative store, The Hawk Inn and St Matthew's Church. Haslington lies 2.5 miles North East of Crewe railway station (London Euston 90 minutes), 4 miles South of Sandbach and about 7 miles from the Elizabethan market town of Nantwich. The M6 motorway (junction 16) is 6 miles.

## DIRECTIONS

From Crewe Green roundabout proceed towards Haslington on Crewe Road for 1.3 miles, turn left in to The Dingle, proceed for 300 yards and the property is located on the right hand side, before Haslington primary school and nursery.

## THE ACCOMMODATION

### RECEPTION HALL

11'8" x 7'0"

Mock beamed ceiling, plate rack, two single wall lights, uPVC double glazed window and French doors to rear, radiator.

### SITTING ROOM

13'6" x 9'8" plus bay

Double glazed box bay window, decorative fireplace, two double wall lights, single wall light, mock beamed ceiling, plate racks, radiator.

### LIVINGROOM

26'3" x 12'4"

Fireplace with timber surround, tiled hearth and inset, double glazed bay window to front and double glazed bay window to the rear with seat, mock beamed ceiling, plate racks, two radiators.





## KITCHEN

18'8" x 8'8"

Stainless steel single drainer sink unit, cupboards and drawers under, floor standing cupboard and drawer units with worktops, wall cupboards, plumbing for washing machine, mock beam ceiling, three double glazed windows, Baxi gas fired central heating boiler, part tiled walls.

## BATHROOM

8'9" x 6'0" plus inset

Avocado coloured suite comprising panel bath with mixer shower, vanity unit with inset hand basin, low flush WC, fully tiled walls, radiator.

## STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

## BEDROOM

11'6" x 11'4"

Fitted double wardrobe and cupboard, radiator.

## BEDROOM

11'5" x 9'6"

Two double glazed windows, radiator, staircase to loft room

## ENSUITE BATHROOM

8'4" x 5'8"

Cream coloured suite comprising panel bath with mixer shower, pedestal hand basin and low flush WC, fully tiled walls, radiator.

## LOFT ROOM

11'4" x 6'6" plus eaves

Double glazed roof light.

## OUTSIDE

Brick built tiled roof WC and store. Attached brick constructed double garage and workshop (about 400 sq ft). Attached prefab building in poor condition ( 250sq ft).

Open fronted garage 14'10" x 14'4"

Tarmac parking space.

## GARDENS

The well stocked gardens extend to the front and side of the cottage and are lawned with flower and herbaceous borders, hydrangeas, damson tree, buddleia, ferns, wild roses and a mock well.

## SERVICES

Mains water, electricity and gas. Septic tank drainage.

## TENURE

Freehold with vacant possession upon completion

## COUNCIL TAX BAND C

## VIEWINGS

By appointment with Baker Wynne & Wilson

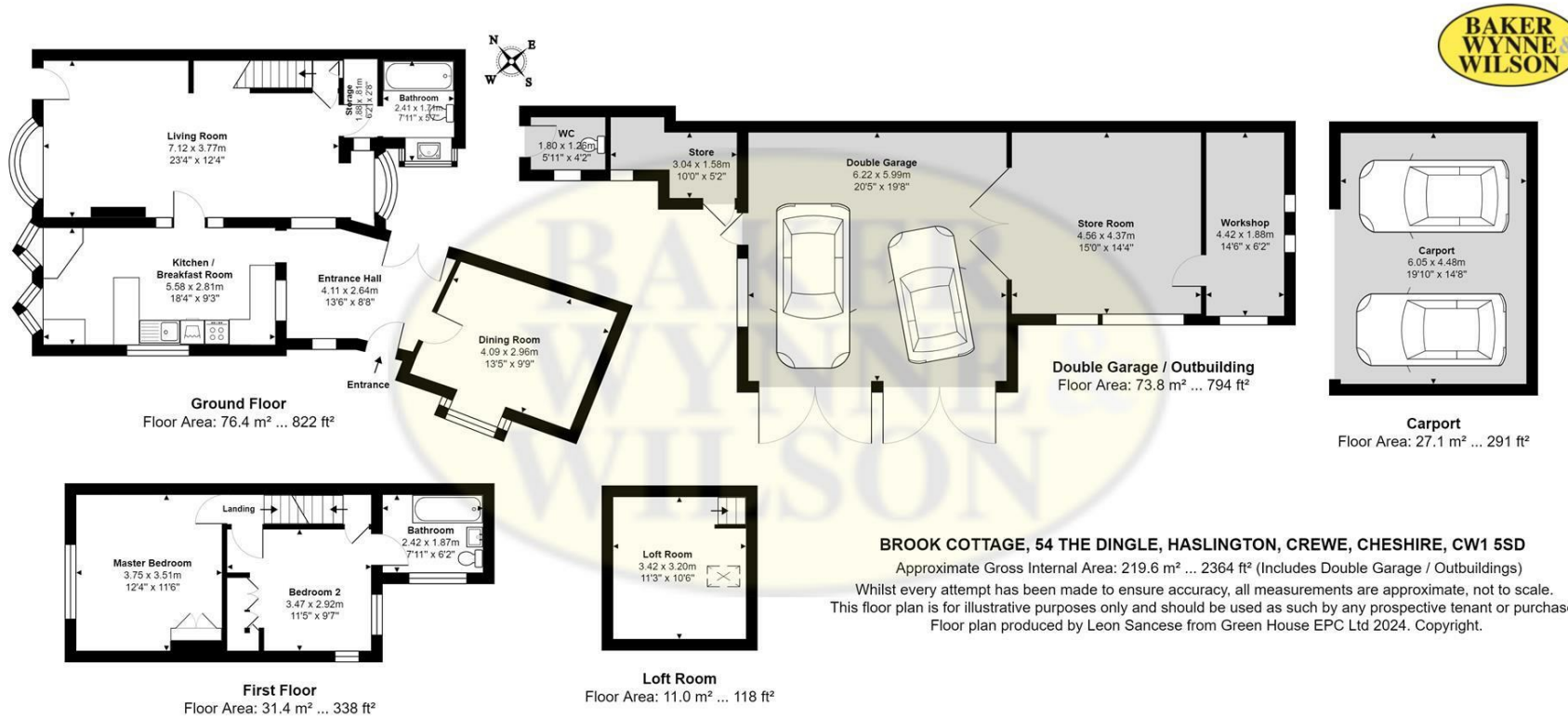
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**BROOK COTTAGE, 54 THE DINGLE, HASLINGTON, CREWE, CHESHIRE, CW1 5SD**

Approximate Gross Internal Area: 219.6 m<sup>2</sup> ... 2364 ft<sup>2</sup> (Includes Double Garage / Outbuildings)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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