



526 Crewe Road

CW11 3RY

Offers In The Region Of £235,000



3



1



1



D



STEPHENSON BROWNE

A rare opportunity to acquire a fully renovated three double-bedroomed cottage in the highly popular Wheelock locality; an ideal first or last home with views of Wheelock Playing Fields behind.

The kitchen is high specification boasting integrated dishwasher and fridge / freezer, Belfast sink, electric oven, induction hob with extractor over, a storage larder and tiled flooring. There is a large living room with stairs leading to the first floor, access to the separate utility, understairs storage and French doors leading to the rear patio and garden. The utility room holds space and plumbing for a washing machine and tumble dryer. To the first floor, there are three double bedrooms, the shower room has a walk-in mixer power shower, vanity hand wash basin with storage, and low level WC.

Externally, there is driveway parking for two vehicles, plus on-road parking front and rear, a detached single garage, two outbuildings - one with power and barn tilt and open stable door. The garden has been upgraded with venetian slatted fencing and is fully enclosed and private.



Kitchen / Diner

13'1" x 11'11"

Living Room

10'2" x 18'8"

Utility

5'6" x 5'2"

Bedroom One

8'9" x 9'10"

Bedroom Two

8'10" x 9'10"

Bedroom Three

9'6" x 10'2"

Shower Room

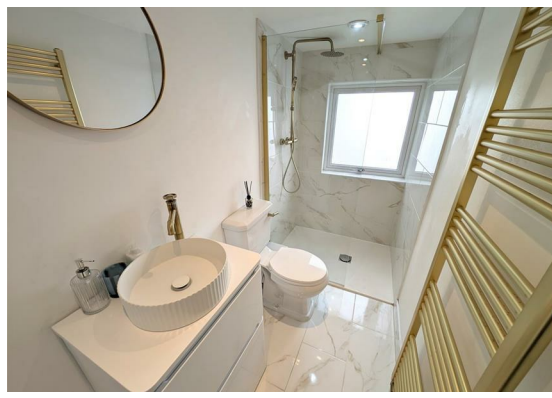
9'6" x 4'0"

General Notes

The combi boiler is two years old and is still within warranty. Fitted with Hive Central Heating System. The loft is partially boarded and with power. A new roof was installed one year ago with a ten year warranty. The windows are uPVC double glazed two years ago and holds FENSA certification.

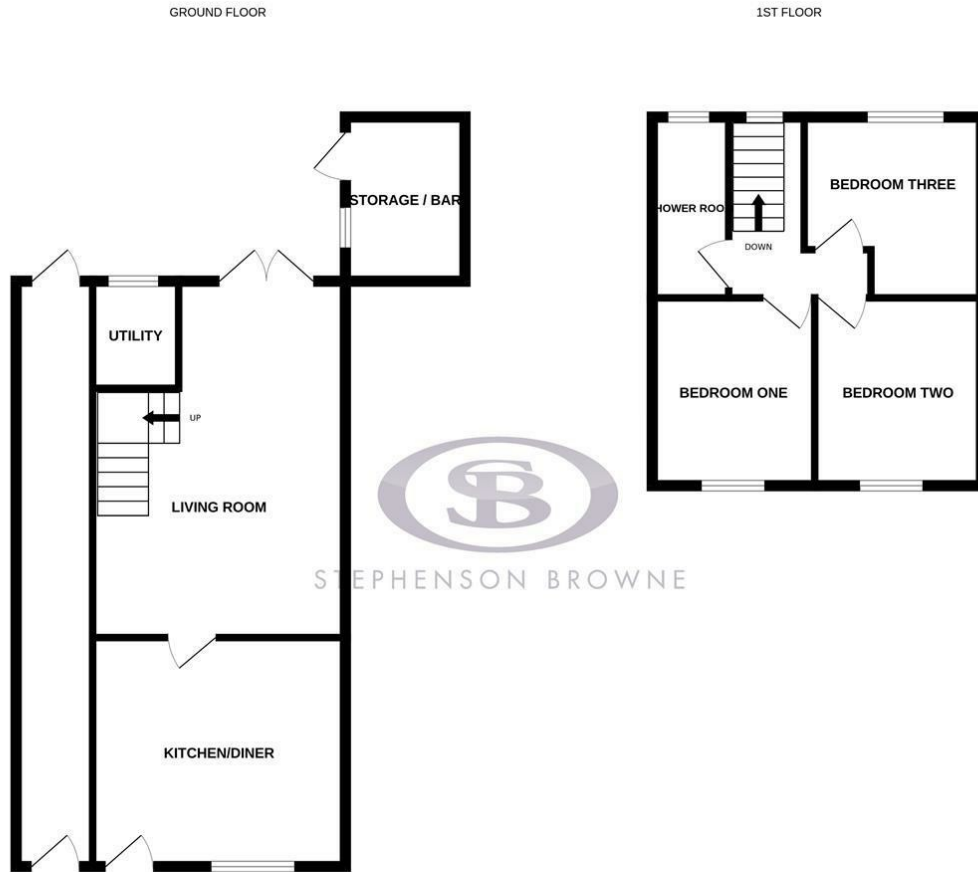


- Fully Renovated
- Driveway Parking at Rear
- Garage at Rear
- Field Views
- Modern Shower Room
- Three Double Bedrooms
- Separate Utility
- Large Garden
- Village Location
- Close to Schools and Sandbach Town Centre





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64