



81 PRIMROSE AVENUE, HASLINGTON, CREWE,
CW1 5NY

ASKING PRICE £395,000



STEPHENSON BROWNE

A rare opportunity to acquire a unique and previously extended property with extensive plot, including a fully fitted 42ft x 13ft Static Leisure Home. Extended approx. six years ago, almost doubling the internal space. Offering multiple living spaces, with multi-functional uses, ideal for a large family of multi-generations. Externally, there is a multitude of outdoor areas. To the front there is a lawned garden, access leading to the side garden, leading to the large driveway and detached single garage at the rear, secured with an electric private gate. With further gardens and towards the bottom sits the Static Leisure Home. Although the property has already been greatly extended and improved, there is further scope for enhancement and development, including potential loft conversion, creating a true annexe at the rear, the reconfiguration of rooms, etc. An early viewing is highly recommended.



Entrance Hallway

14'1" x 3'3"

With original parquet tiled flooring.

Living Room

20'9" x 13'7"

A grand and light living room with three-aspects and French Windows to the rear.

Snug

10'9" x 9'10"

A cosy snug room with original parquet tiled flooring. Double doors leading through to the dining room. Space for a fireplace / wood burner.

Kitchen

13'8" x 6'6"

Howdens kitchen. A range of wall and base units with worktops over, electric oven, induction hob, extractor above. Understairs storage. Combi gas boiler approx. 6 years old.

Dining Room

11'9" x 11'3"

Space for a fireplace / wood burner. Open plan leading through to the kitchen.

Utility

11'5" x 6'6"

A range of wall and base units with worktops over, with space and plumbing for a washing machine and tumble dryer.

Shower Room

6'6" x 3'3"

Downstairs shower room, low level WC and walk in power shower.

Bedroom Five / Study / Annex Room

14'9" x 6'6"

A large multi-purpose room, with double aspect uPVC windows and hand wash basin in one corner.

Bedroom One

14'6" x 10'2"

A large double bedroom.



Bedroom Two

13'8" x 10'2"

A large double bedroom with double aspect uPVC windows.

Bedroom Three

13'8" x 10'2"

A large double bedroom with double aspect uPVC windows.

Bedroom Four

9'5" x 9'1"

Bathroom

11'5" x 6'10"

Three piece suite - low level WC, hand wash basin, bath with power shower over.

Landing

Static Leisure Home

42 x 13

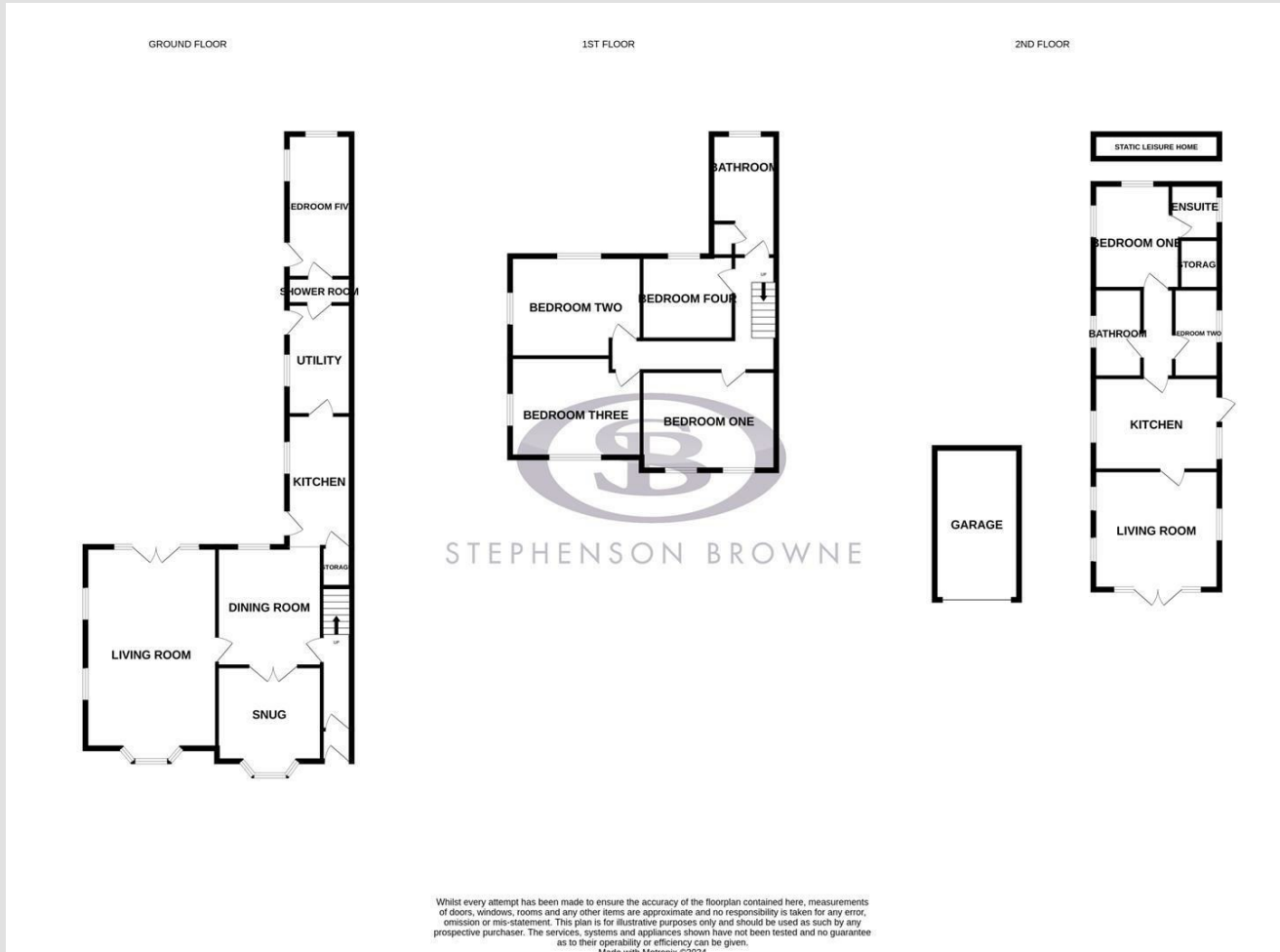
With wrap around and gated decking with stairs leading up and glass panelling. As you enter, the kitchen hosts a range of wall and base units with worktop over, double gas oven and grill, gas hob and extractor above, integrated washing machine, own combi gas boiler. A large living room with patio doors. Two bedrooms, one with ensuite, and a family bathroom. Fitted wardrobes and fitted phonenumber. All waste and plumbing is connect to the house mains.



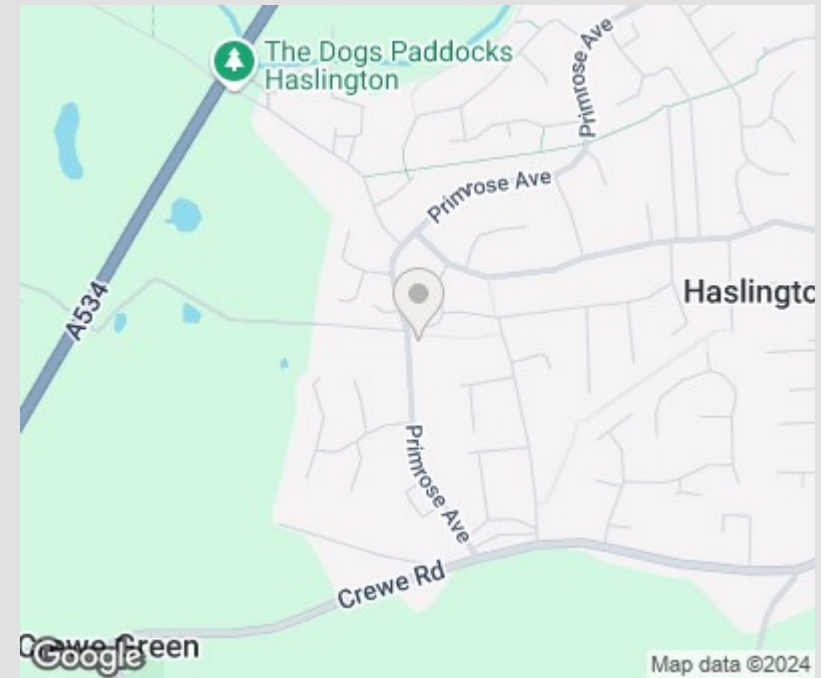




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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 wish to arrange a viewing appointment for this property or require further information.

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