



## 17 Crewe Road

CW1 5QR

Offers Over £350,000



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STEPHENSON BROWNE

Welcome to this charming semi-detached house on Crewe Road in the delightful village of Haslington. This beautifully presented property boasts character features that have been lovingly renovated and upgraded, offering a perfect blend of traditional charm and modern convenience.

As you step inside, you are greeted by two inviting reception rooms, providing ample space for entertaining or relaxing with family. The property offers three cosy bedrooms, ideal for a growing family or those in need of a home office space. Additionally, there is a loft room that is currently utilised as a bedroom, and could be transformed into a play room or a hobby space to suit your needs.

One of the standout features of this property is the summerhouse with a log burner, perfect for enjoying the outdoors all year round. Imagine cosy evenings spent by the fire.

Located in the picturesque village of Haslington, this property offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. With its characterful charm, modern upgrades, and versatile living spaces, this house is sure to capture the hearts of those seeking a place to call home.



**Entrance Hallway**

**Family Room**

12'10" x 10'6"

**Lounge**

14'6" x 11'11"

**Dining Kitchen**

14'2" x 12'11"

**Utility Room**

8'1" x 8'2"

**Cloakroom**

**FIRST FLOOR**

**Landing**

**Bedroom One**

14'6" x 11'6"

**Bedroom Two**

11'10" x 11'3"

**Bedroom Three**

13'2" x 7'9"

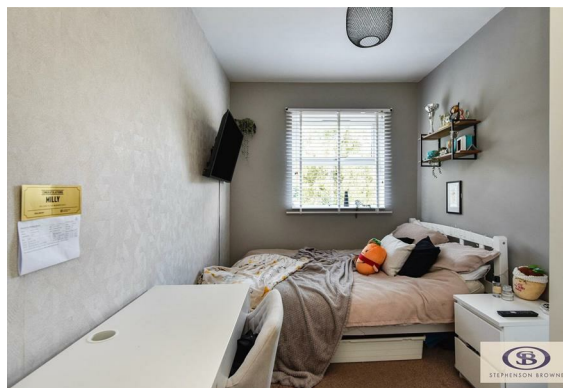
**Bathroom**

9'10" x 6'1"

**SECOND FLOOR**

**Loft Room**

17'9" x 13'6"



- BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- LOFT ROOM
- SUMMER HOUSE WITH LOG BURNER
- ORIGINAL FEATURES
- OFF ROAD PARKING
- VILLAGE LOCATION
- CALL NOW TO ARRANGE YOUR VIEWING



## Floor Plan



Total floor area 137.9 sq.m. (1,484 sq.ft.) approx

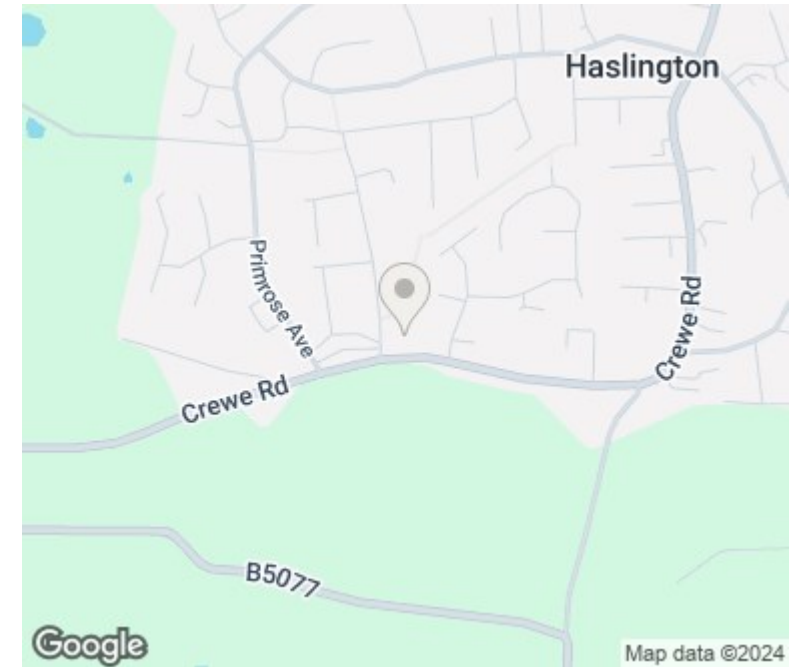
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require 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

## 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		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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