



4 WELLESLEY AVENUE, HASLINGTON, CREWE,
CHESHIRE, CW1 5PA

OFFERS IN EXCESS OF £350,000



STEPHENSON BROWNE

Found in the glorious village of Haslington is this delightful home which offers a perfect blend of character and modern living. With its beautiful period features, this property exudes charm and warmth, making it an ideal family home.

Upon entering, you are greeted by three spacious reception rooms, each providing a unique space for relaxation and entertainment. The open plan kitchen is a highlight, designed for both functionality and style, allowing for seamless interaction with family and guests. The layout encourages a sociable atmosphere, perfect for hosting gatherings or enjoying quiet family meals.

The property boasts three generously sized double bedrooms, ensuring ample space for rest and privacy. Each room is filled with natural light, creating a welcoming and airy environment. The well-appointed bathroom caters to the needs of a modern household, providing comfort and convenience.

Step outside to discover a private enclosed rear garden, featuring an Indian stone patio. This outdoor space is perfect for alfresco dining, gardening, or simply unwinding in the fresh air.

This character property is not just a house; it is a home filled with potential and charm. With its prime location in Haslington, you will enjoy the benefits of a friendly community while being conveniently close to local amenities and transport links. This is a wonderful opportunity to acquire a beautiful home that truly stands out.



ACCOMMODATION

Entrance Hall

Wooden front door, coir matting, oak flooring, column radiator, spotlighting, stairs to the first floor.

Lounge

16'3" x 10'9"

Oak flooring, UPVC double glazed bay window to the front elevation, TV point, ceiling light point, column radiator, alcove storage cupboards.

Dining Room

12'0" x 10'9"

Oak flooring, two UPVC double glazed bay windows to the side elevation, ceiling light point, column radiator.

Kitchen

19'11" x 10'9" max

Fitted with a good range of cream shaker style base units with contrasting work surface over, Aga cooker, low level NEFF oven, inset NEFF four ring induction gas hob, inset stainless steel sink unit and mixer tap. Integrated Samsung wine fridge, integrated Bosch dishwasher, space for an American style fridge freezer, in built storage cupboards, under stairs storage cupboard with spotlighting and tiled walls, kitchen island with breakfast bar area, tiled flooring, spot lighting, two ceiling light points, two UPVC double glazed windows to the front elevation and rear elevation, double doors leading out to the garden.

Utility Room

7'3" x 7'1"

Inset stainless steel sink with mixer tap, space and plumbing for a washing machine, cupboard housing the Worcester gas combination boiler, radiator, spotlighting, door leading to:



Cloakroom

4'6" x 3'1"

Comprises low level WC and wall hung wash basin with mixer tap, fully tiled walls, UPVC double glazed frosted window to the side elevation, radiator, two wall lights, tiled flooring.

Garden Room

15'6" x 9'4"

Spotlighting, uplighters, aluminum bi-folding doors leading to the garden, column radiator, oak flooring.

FIRST FLOOR

Landing

UPVC double glazed frosted window to the side elevation, column radiator, spotlighting.

Bedroom One

15'2" x 11'4"

UPVC double glazed sash window to the front elevation, UPVC double glazed doors leading to the tiled balcony which overlooks the green, ceiling light point, access to the loft space, spotlighting, radiator, above stairs storage cupboard, door leading to a good sized storage area which has two windows and which could be converted into an en-suite.

Bedroom Two

11'3" x 9'10"

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Three

11'3" x 9'8"

Step down into the room, UPVC double glazed window to the rear elevation, ceiling light point, radiator.



Family Bathroom

9'1" x 7'10"

Fitted with a white suite comprising freestanding roll top bath with mixer tap and shower attachment, corner shower enclosure with curve glass door and mixer shower over, pedestal wash basin, low level WC, chrome ladder style radiator, shaver point, spotlighting, tile flooring, partly tiled walls, UPVC double glazed frosted window to the side elevation.

OUTSIDE

Front

Driveway, steps leading to the front door, brick wall boundary, gated access to the rear.

Rear

Shaped patio area with raised retaining planter wall, shaped lawn area, decking, two garden sheds, fenced and hedged boundaries, gate leading to the front of the property.

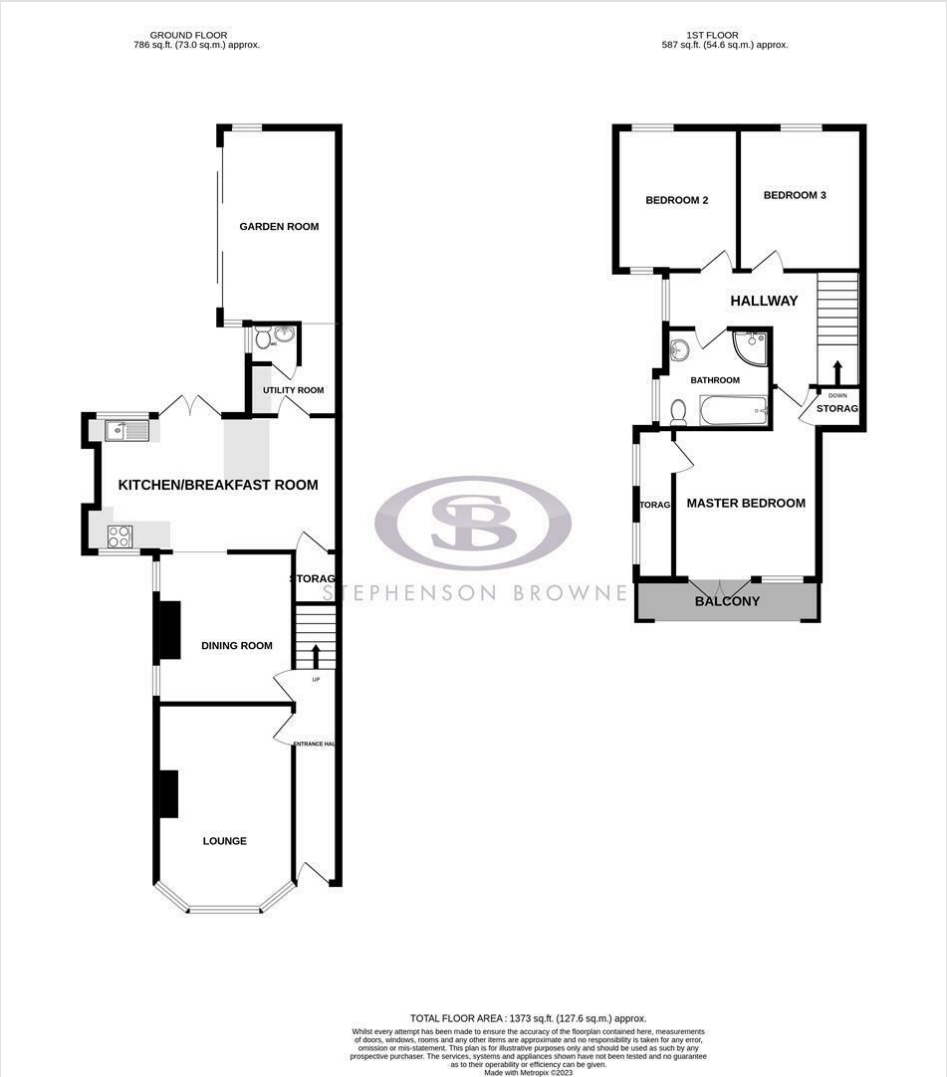
Externally

Gated side access offering a secure yard area perfect for storage and bins.

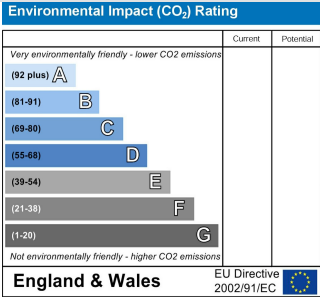
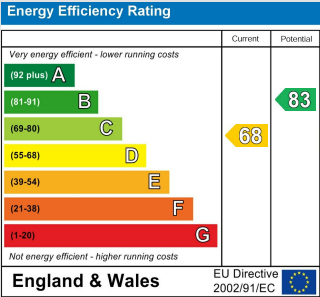
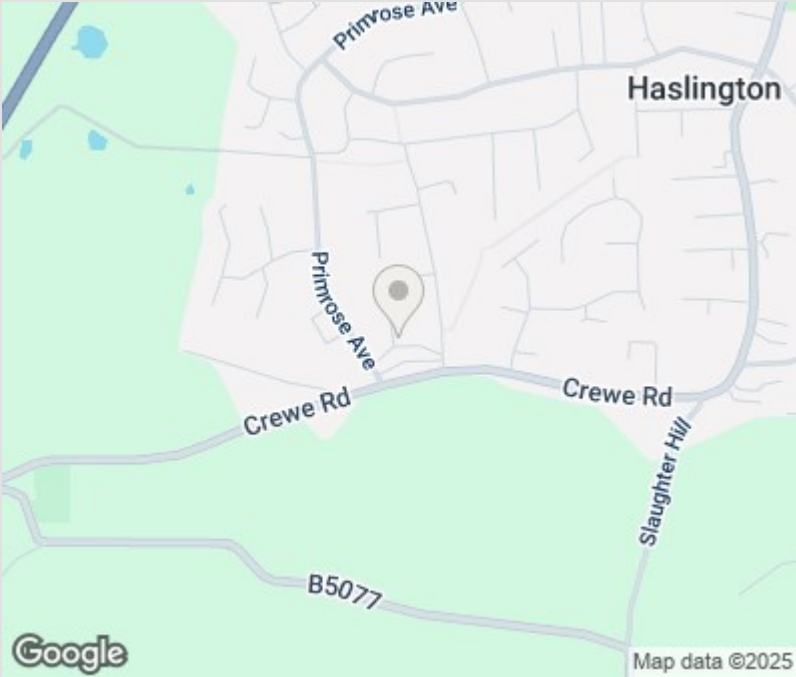




Floor Plan



Area Map



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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