



22 TATE DRIVE, HASLINGTON, CREWE, CHESHIRE,  
CW1 5FZ

ASKING PRICE £480,000



STEPHENSON BROWNE



This impressive detached family home on Tate Drive offers an abundance of space and versatility, making it an ideal choice for growing families. With five well-proportioned bedrooms and three reception rooms, this property can easily adapt to your lifestyle needs, whether you require a dedicated study, playroom, or additional living space.

The home boasts a generous ensuite shower room, a family bathroom, and a convenient downstairs WC, which presents the opportunity for conversion into an ensuite for the fifth bedroom, currently utilised as a study. The kitchen is well-equipped and complemented by a separate utility room, ensuring that daily tasks are both efficient and enjoyable. Ample fitted wardrobes and storage solutions throughout the home provide practicality without compromising on style.

Outside, the property features a spacious driveway with ample parking, along with a double garage, offering both convenience and security. The private and enclosed rear garden is perfect for family gatherings, outdoor play, or simply enjoying a quiet moment in the fresh air.

This substantial family home is situated in a popular area, making it an attractive option for those seeking a blend of comfort and community. With its generous living spaces and potential for personalisation, this property is not to be missed. Come and discover the perfect setting for your family's next chapter in Haslington.





**Entrance Hall**

16'4" x 6'1"

With mirrored sliding wardrobed for cloaks.

**Lounge**

19'6" x 11'5"

With gas fire.

**Family Room**

16'3" x 10'9"

A large sitting room with sliding patio doors.

**Kitchen**

10'10" x 10'9"

Howdens kitchen. Pantry cupboard. A range of wall and base units with work surfaces over. Wine cooler. Space and plumbing for a dishwasher. Space for a fridge freezer. Electric microwave and oven. Ceramic hob with extraction hood above.

**Dining Room**

10'9" x 10'9"

Space for a large dining table. Sliding patio doors.

**Utility**

10'9" x 5'6"

Space and plumbing for a washing machine and tumble dryer. Hole for vent. Space for an additional fridge or freezer. Storage cupboards

**WC**

5'7" x 4'5"

**Study / Bedroom Five**

10'7" x 9'7"

Currently utilised as a grand study.

**Landing**

11'5" x 10'2"

With airing / storage cupboard. Loft access.

**Bedroom One**

18'4" x 11'8"

Super king sized bedroom with fitted mirrored sliding wardrobes.





**Ensuite**

9'6" x 6'0"  
Shower cubicle, corner vanity sink and WC.

**Bedroom Two**

12'9" x 9'10"  
Double bedroom with fitted sliding wardrobes.

**Bedroom Three**

12'4" x 8'8"  
Double bedroom with fitted sliding wardrobes.

**Bedroom Four**

10'8" x 9'9"  
Double bedroom with fitted sliding wardrobes.

**Bathroom**

9'3" x 5'5"  
Bathtub, hand wash basin and WC.

**Double Garage**

With water, power and gas. A partially boarded loft hatch.

**Externally**

South-facing garden

**General Notes**

The property has an alarm system installed.  
Ethernet tv cable located in the living room for fast streaming.  
The boiler is approximately ten years old and is fully serviced.



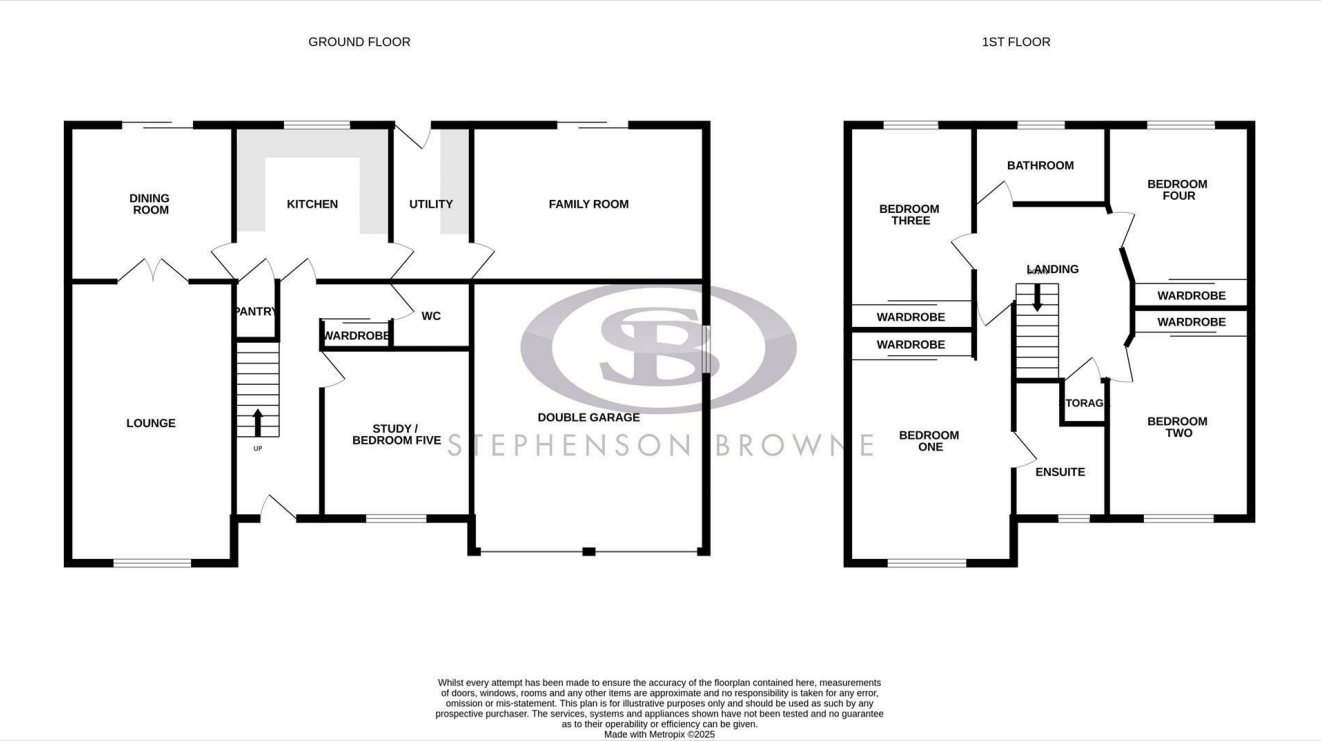




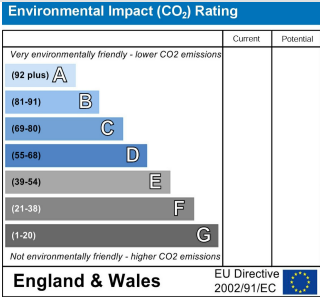
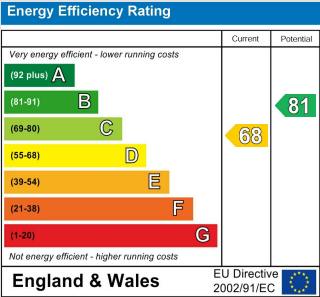
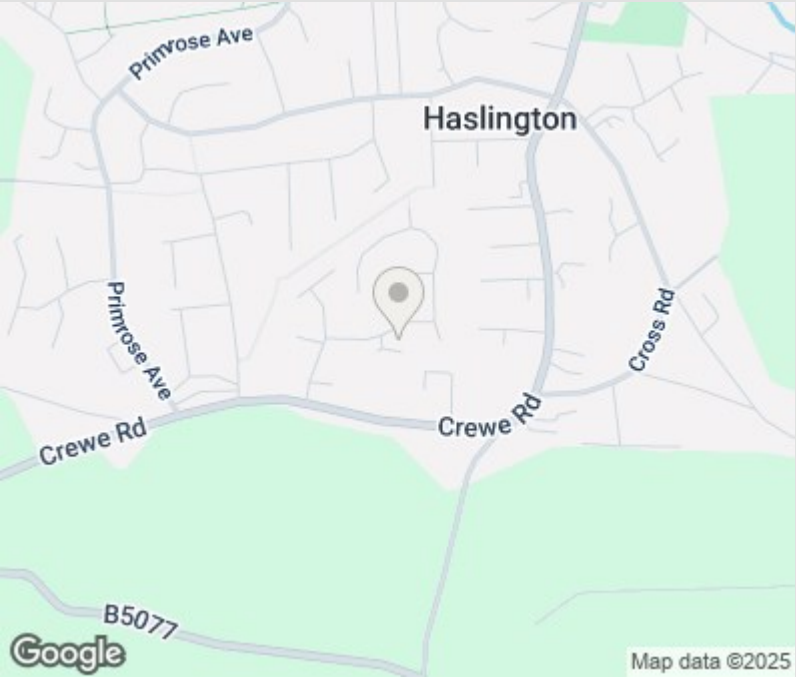




Floor Plan



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.

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