



22 FIELDS ROAD, HASLINGTON, CREWE, CW1 5SZ

ASKING PRICE £340,000



STEPHENSON BROWNE

This semi-detached house on Fields Road in the popular Haslington village presents a rare opportunity for discerning buyers. With multiple well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The home features two comfortable bedrooms, complemented by a bathroom and modern shower room, plus there is a convenient ground floor WC.

The kitchen, along with a separate utility, provides functionality and ease for daily living. Notably, the existing bathroom could be transformed into an additional bedroom or study, allowing for further versatility to suit your needs.

One of the standout features of this property is the large garage / workshop, currently utilised for storage and as a gym. This space holds great potential and could be converted into an annex, subject to the necessary planning permissions, making it ideal for guests or extended family.

Parking is a breeze with space for many vehicles on the driveway, ensuring convenience for both residents and visitors. The enclosed private rear garden is a delightful retreat, boasting a spacious seating area perfect for hosting gatherings or enjoying quiet evenings outdoors.

Situated in a prime location, this home is within close proximity to highly regarded schools, local shops, pubs, and restaurants, plus reliable and convenient nearby transport links, making it an ideal choice for families and professionals alike. This unique property combines comfort, space, and potential, making it a must-see for anyone looking to settle in the desirable Haslington area.



Entrance Hall

Stained glass door.

Kitchen / Breakfast / Dining Room

27'9" x 11'8"

With bay window and patio doors. Aga with extraction hood above. Space for a large fridge / freezer. Island offering cupboard storage and space for at least four barstools, also plumbing for the stainless steel sink. Space for a large dining table.

Sitting Room

15'1" x 10'11"

With bay window. Parquet flooring.

Snug

13'1" x 11'5"

With wood burner.

Utility

11'6" x 5'10"

With access to the downstairs pantry. Space and plumbing for a washing machine and tumble dryer.

Outbuildings

A WC and Log Store.

Garage / Workshop / Gym

28'4" x 16'2"

With up and over garage door and patio doors leading to the rear patio seating area. Power, plumbing and radiators.

Landing

11'6" x 5'10"

Bedroom One

14'9" x 10'0"

A double bedroom with feature fireplace and grand bay window.

Shower Room

9'3" x 5'8"

Installed two years ago. Walk-in shower enclosure, vanity sink, back to wall WC, heated towel rail.



Bedroom Two

12'11" x 10'7"

A double bedroom with fitted wardrobes.

Bathroom

5'10" x 5'10"

Corner bathtub, WC and hand wash basin.

Externally

Driveway parking for multiple vehicles. To the rear, a private and enclosed 80ft garden, boasting a seating area and pergola.

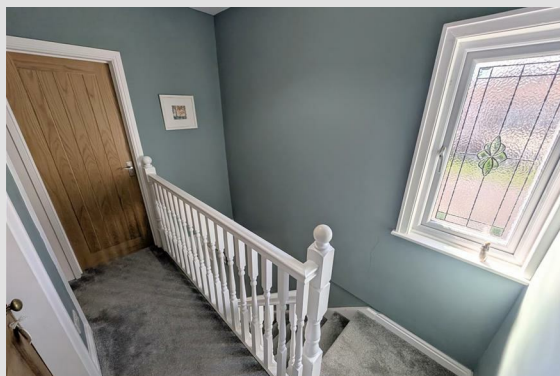
General Notes

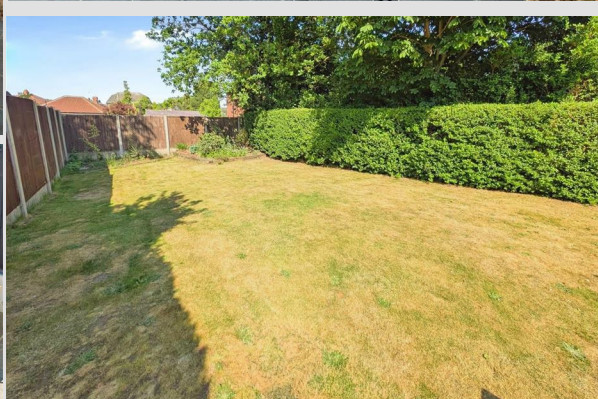
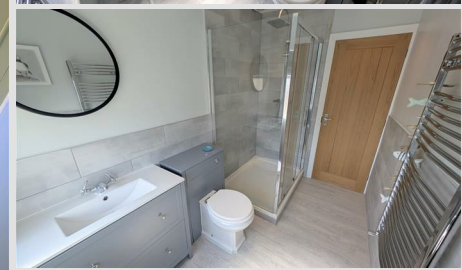
Logik ideal combi boiler.

The loft has potential to be boarded however there is currently ample storage options in the workshop / garage.

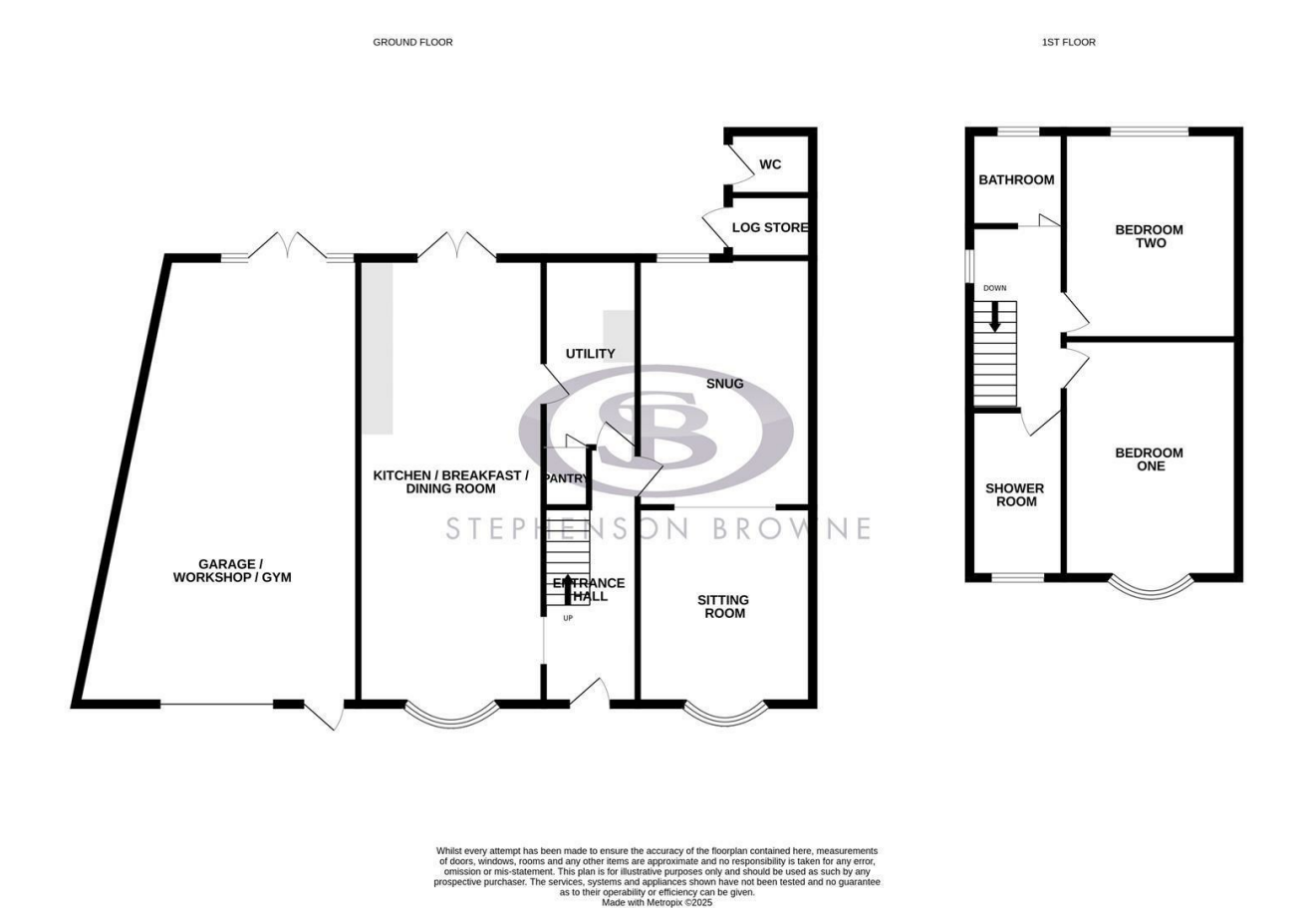
* If a party is interest in converting or extending the property then the relevant planning permissions will be required.



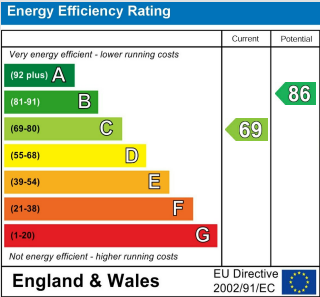




Floor Plan



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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