



380 HUNGERFORD ROAD, CREWE, CW1 6HD

£285,000



STEPHENSON BROWNE

Stephenson Browne are delighted to offer for sale this stunning character property on Hungerford Road. With personality and charm in abundance, this simply magnificent family home is a credit to its owners and offers a rare opportunity for any discerning buyer to enjoy.

Upon entry, you are greeted by original Minton tiles, a subtle nod to the property's history and grandeur. On the ground floor, there are two huge reception rooms, open plan but needing only a door to separate should you desire. Both rooms are incredibly welcoming and enjoy a wealth of natural light, with dual aspect windows namely from the box bay window and side windows. Both rooms are tremendously versatile and cater for a wide variety of uses. At the rear of the property, there is a spacious kitchen diner, benefitting from a range of wall and base units, in addition to space for a dining table & chairs. There is also access to the cellar, providing easy access to an invaluable storage space.

On the first floor, there are three bedrooms. Bedroom one is a fine example of what a principal suite should be, an enormous room that enjoys two box bay windows. There is ample room for a large bed and all of the trimmings. Bedroom two is another comfortable double, whilst bedroom three is an ideal single room or home office. Furthermore, there is a loft room, with access to eaves storage and two velux windows.

Another highlight of this fabulous property is its rear garden space. There is a flagged patio, stoned area ideal for outdoor seating, a lawn and raised beds. Additionally, there is a detached single garage, outbuildings and outdoor W.C. To the front of the property, there is driveway parking able to comfortably accommodate three to four vehicles.

Don't miss the chance to make this truly wonderful property your home - call our office today to secure your viewing appointment.



Hallway

Living Room

11'9" x 11'9"

Dining/Sitting Room

14'9" x 12'9"

Hall

Access to Cellar

Kitchen Diner

8'10" x 16'4"

Stairs to First Floor

Landing

Bedroom One

16'0" x 11'9"

Bedroom Two

9'6" x 12'9"

Bedroom Three

8'10" x 6'10"

Bathroom

6'2" x 5'6"

Paddle Stairs to Loft Room

Loft Room

12'5" x 11'9"

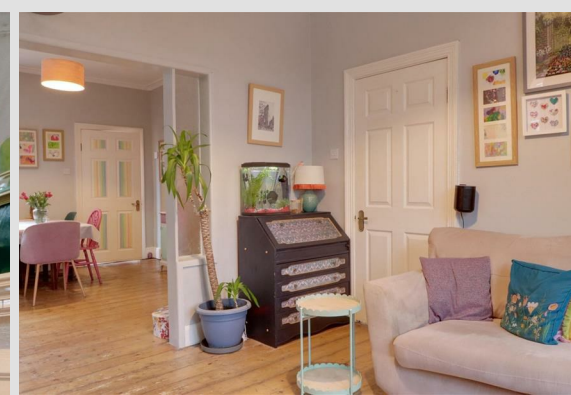
3.8m in width with restricted head height.
Reducing to 2.4m

Externally

Fabulous rear garden space with flagged patio, lawn and stoned area ideal for seating. Outbuildings at the top of the garden making ideal storage space for garden tools & equipment. Outside W.C. Detached single garage. At the front of the property, there is driveway parking able to accommodate several vehicles.

Council Tax

Band C.



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.







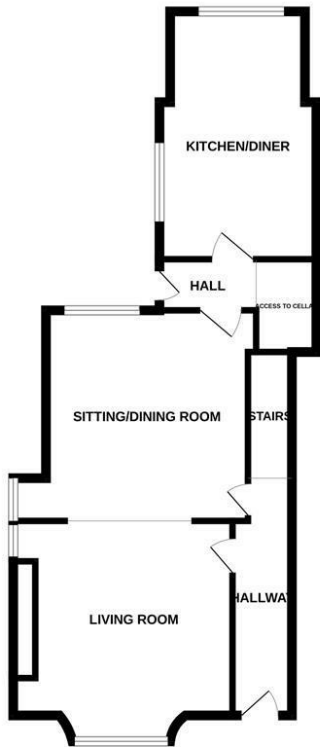




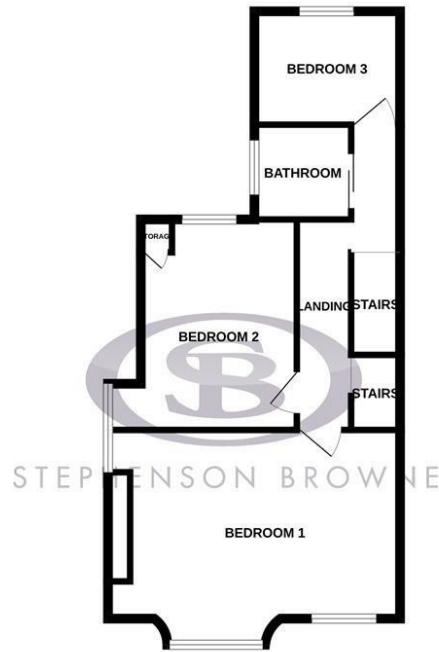


Floor Plan

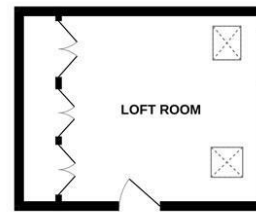
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.3 sq.m.) approx.



STEPHENSON BROWNE

TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		75	48
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 Congleton Office on 01260 545600 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 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

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