



STEPHENSON BROWNE

Laidon Avenue, Crewe

CW2 6RU



Asking Price £380,000

Description

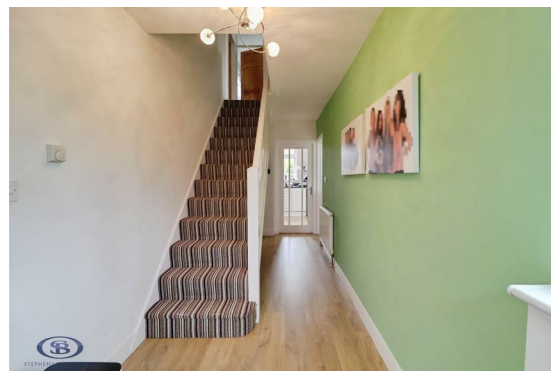
Occupying a generous plot within one of Wistaston's most desirable residential locations, this substantial four bedroom detached family home offers spacious and well balanced accommodation throughout, perfectly suited to modern family life.

Beautifully presented and thoughtfully arranged, the property welcomes you via a bright entrance hall which provides access to the principal ground floor accommodation. The generous lounge offers an excellent space for relaxation and creating the perfect setting for both everyday family living and entertaining guests.

To the rear of the property lies the impressive open-plan kitchen dining room, undoubtedly the heart of the home. Designed with modern living in mind, this versatile space provides an ideal environment for cooking, dining and socialising, with plenty of room for family gatherings and entertaining. The ground floor is further enhanced by a convenient cloakroom/WC.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for growing families, guests or those requiring additional space to work from home. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property continues to impress. To the front, a driveway provides ample off-road parking and leads to the integral single garage, offering valuable storage space or secure parking. To the rear, the enclosed garden provides a



private outdoor retreat, ideal for children to play, summer entertaining, or simply enjoying the warmer months.

Laidon Avenue is a particularly sought-after address within Wistaston, offering convenient access to a wide range of local amenities, highly regarded schools, leisure facilities and excellent transport connections. Viewing is highly recommended to fully appreciate the size, position and quality of accommodation on offer.



Viewing

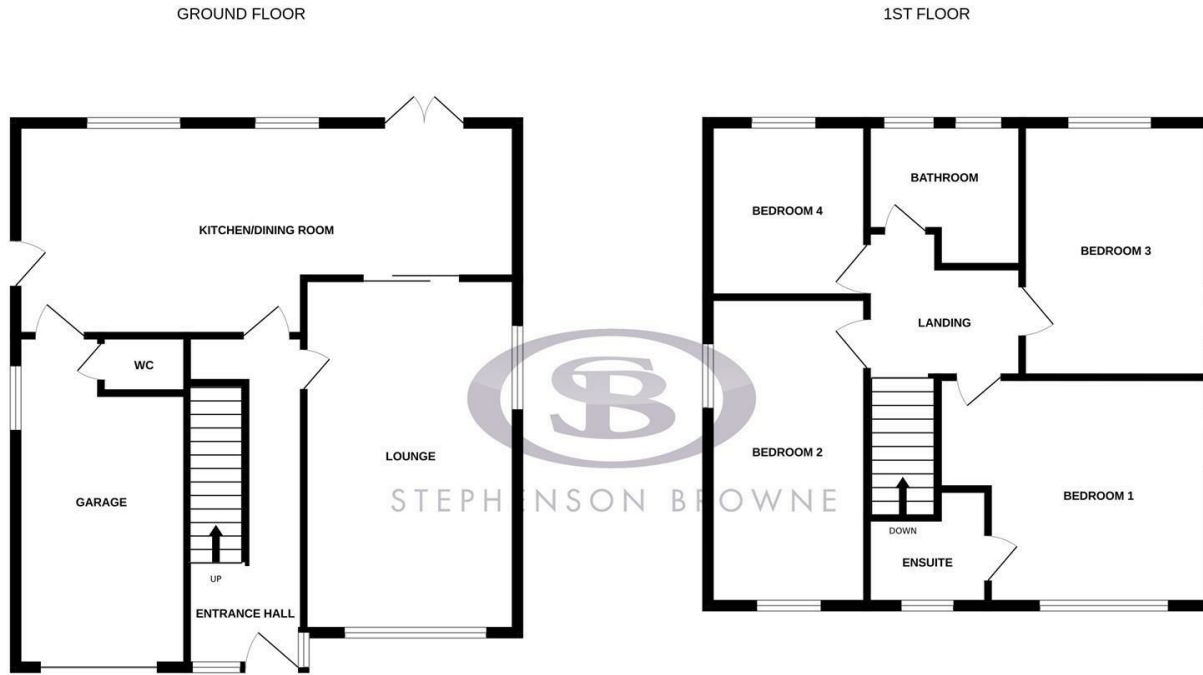
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE

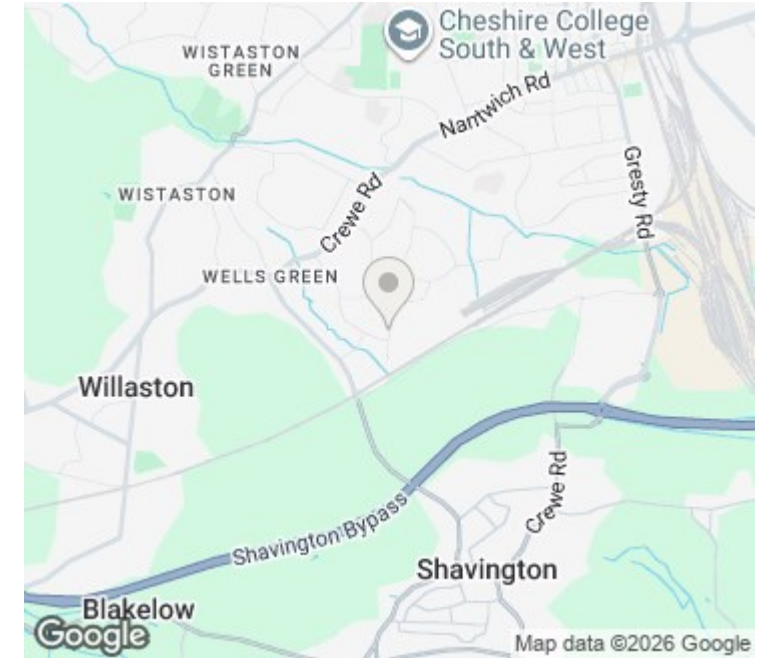


Floorplans



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



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	66	England & Wales
		79	EU Directive 2002/91/EC

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