



10 WOODLAND AVENUE, CREWE, CW1 6HE

£325,000



What a stunning home, arguably the most attractive in the street, full of character and charm, undoubtedly sure to impress.

Nestled on Woodland Avenue this beautiful semi detached home is a splendid example of period architecture, boasting an array of ornate features that will surely captivate any discerning buyer. As you approach the property, you are greeted by a charming porch that sets the tone for the elegance found within. The high ceilings and intricate coving throughout the home enhance its character, while the stunning stained glass windows, window seat, Minton tile floor and cast iron fireplaces add a touch of artistry and charm.

Inside, the property offers two generously sized reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The three well proportioned bedrooms provide ample space for relaxation, and the modern shower room, along with a convenient ground floor WC accessed from the orangery, ensures practicality for everyday living.

The beautifully designed fitted kitchen boast an array of storage space providing a perfect space to create culinary delights.

The orangery is a standout feature, seamlessly connecting the interior to the outdoors and providing a delightful view of the stunning landscaped garden. This enclosed walled cottage style garden is a true sanctuary, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the fabulous brick built store at the rear of the garden extending to over seven meters presents an excellent opportunity for a home office, gym, or creative space, catering to the needs of modern living.

This property is not just a house; not just four walls and a roof, it is a home filled with charm and character, offering a perfect blend of period features and contemporary convenience. With its prime location and delightful outdoor space, this gem on Woodland Avenue is an opportunity not to be missed.



Crewe, located in Cheshire, is a town steeped in rich history and vibrant culture, offering several landmarks of interest. Queens Park, a beautifully maintained Victorian park, is the heart of Crewe's green spaces. Renowned for its ornamental gardens, scenic lake, and charming bandstand, it is a popular spot for relaxing strolls and community events.

The Crewe Lyceum Theatre, a historic venue dating back to 1881, hosts a diverse range of performances, from plays and musicals to comedy shows. This cultural gem is a key part of the town's entertainment scene.

Crewe is home to several major employers that play a significant role in the town's economy. Bentley Motors is perhaps the most iconic, with its headquarters and factory based in the town. As a world-renowned luxury car manufacturer, Bentley not only employs thousands of local residents but also attracts engineering talent from across the globe.

Leighton Hospital is another key employer, providing vital healthcare services to the region and offering a range of jobs in medical, administrative, and support roles.

The town's historical connection to the rail industry remains strong, with Crewe Railway still serving as a major employer. Network Rail and other rail-related companies maintain significant operations in the area, supporting jobs in engineering, logistics, and transport. These employers, spanning automotive, healthcare, and rail, form the backbone of Crewe's economy and contribute to the town's distinctive character.

For railway enthusiasts, the Crewe Heritage Centre is a must-visit. This fascinating museum celebrates the town's deep-rooted connection with the railway industry, featuring historic locomotives, interactive exhibits, and even a signal box experience. Together, these landmarks capture the essence of Crewe's unique heritage and community spirit.



Ornate Porch

Entrance Hall

Lounge

11'11" x 11'0"

Sitting Room

15'1" x 11'6"

Kitchen

15'0" x 8'4" maximum

Orangery

10'6" x 8'8"

W.C.

Stairs to First Floor

Bedroom One

14'11" x 11'9" maximum

Bedroom Two

11'9" x 11'3"

Bedroom Three

8'7" x 8'6"

Shower Room

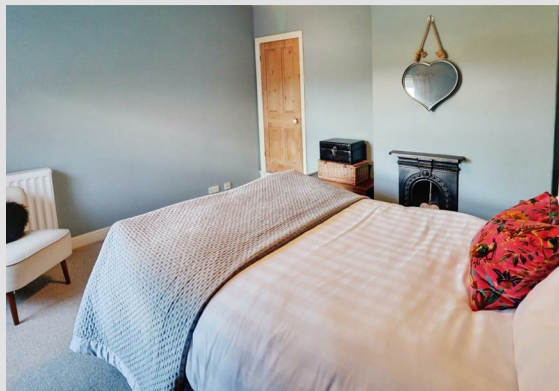
Externally

Brick Built Store

23'2" x 7'5"

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.



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

AML Disclosure

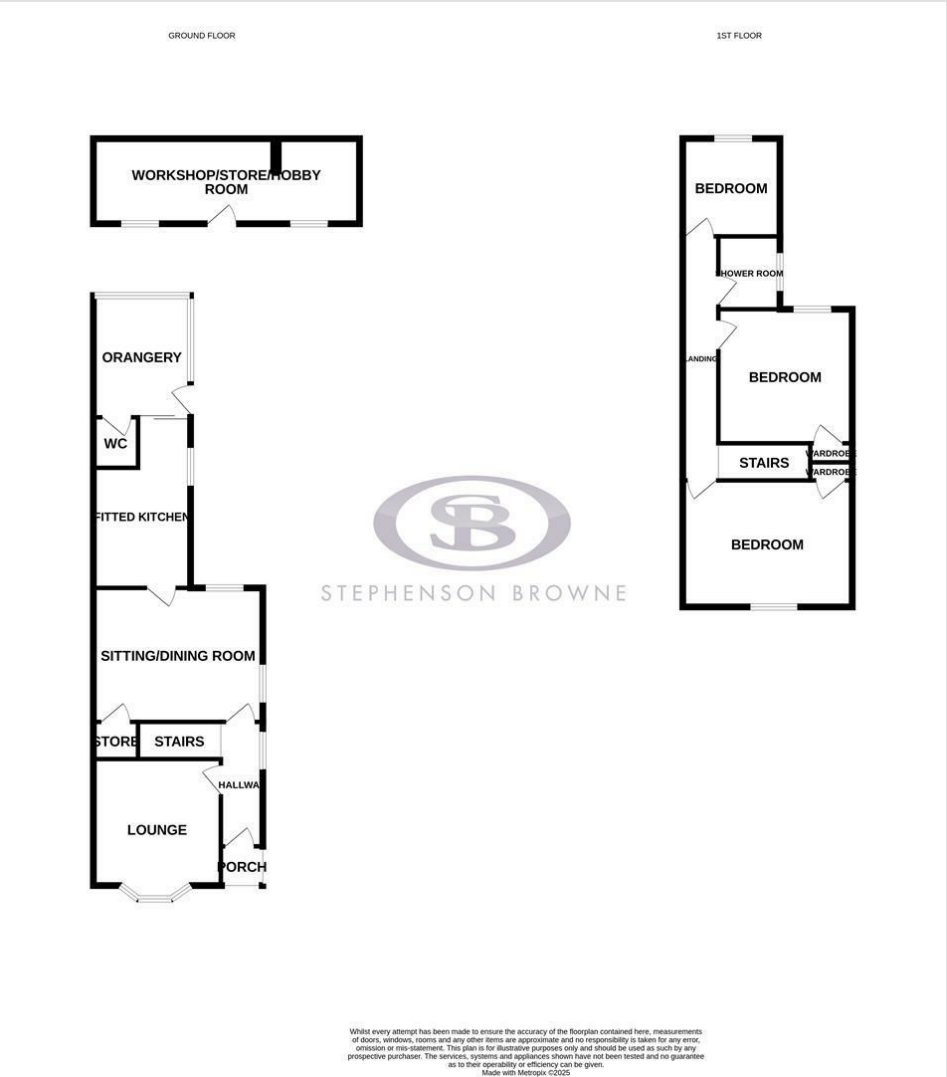
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Council Tax

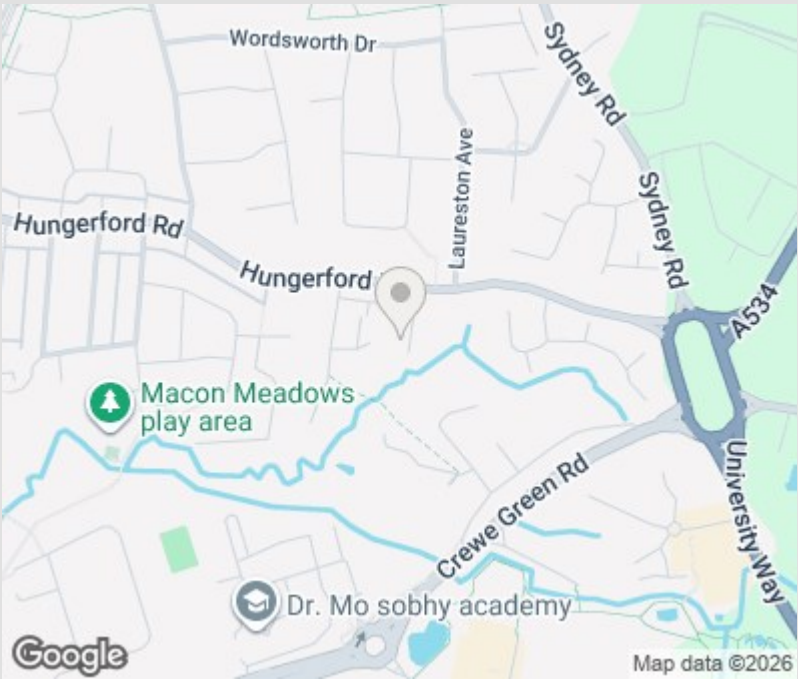
Band C



Floor Plan



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 | | |
| 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.

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