



STEPHENSON BROWNE

**Primrose Avenue,  
Haslington, Crewe**  
CW1 5NY



**Offers Over £250,000**

## Description

Stephenson Browne are delighted to present this well-presented three-bedroom semi-detached home situated on Primrose Avenue in Haslington, offering spacious and modern accommodation ideal for family living.

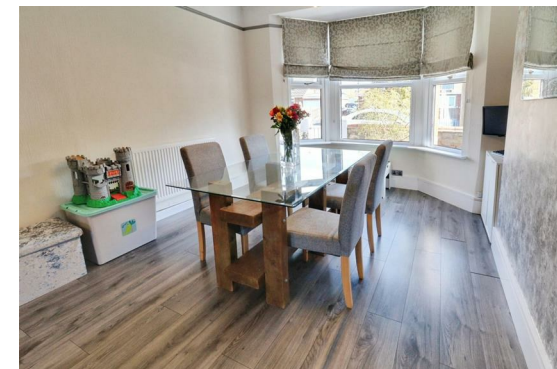
The ground floor comprises a bright and welcoming lounge, providing a comfortable space to relax, alongside a separate dining room which is perfect for family meals or entertaining guests. To the rear, the property benefits from a newly fitted modern kitchen, finished to a high standard with contemporary units, ample worktop space, and a practical layout suited to everyday use.

To the first floor, the property offers three well-proportioned bedrooms, including two generous double rooms and a further single bedroom, ideal for a child's room, home office, or guest space. The accommodation is completed by a family bathroom fitted with essential fixtures.

Externally, the property benefits from a private rear garden, offering a great space for outdoor enjoyment, along with a front garden that enhances the overall kerb appeal of the home. In addition, the property benefits from a detached single garage located to the rear, providing useful storage or off-road parking.

Located in a popular residential area, Primrose Avenue provides convenient access to local amenities, well-regarded schools, and transport links, making this a fantastic opportunity for a wide range of buyers.

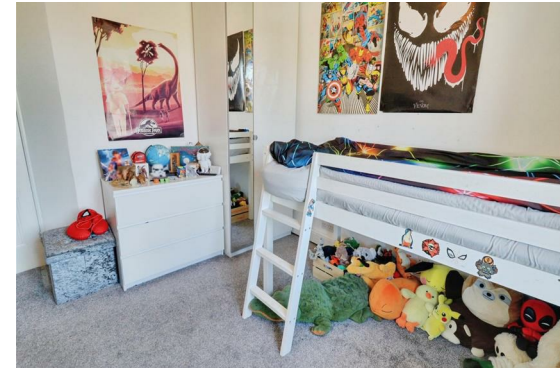
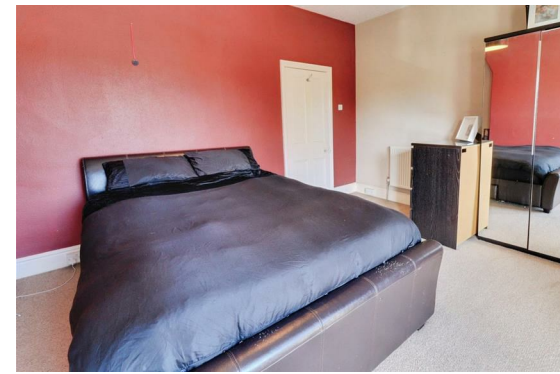
Early viewing is highly recommended to fully appreciate what this lovely home has to offer.





## 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

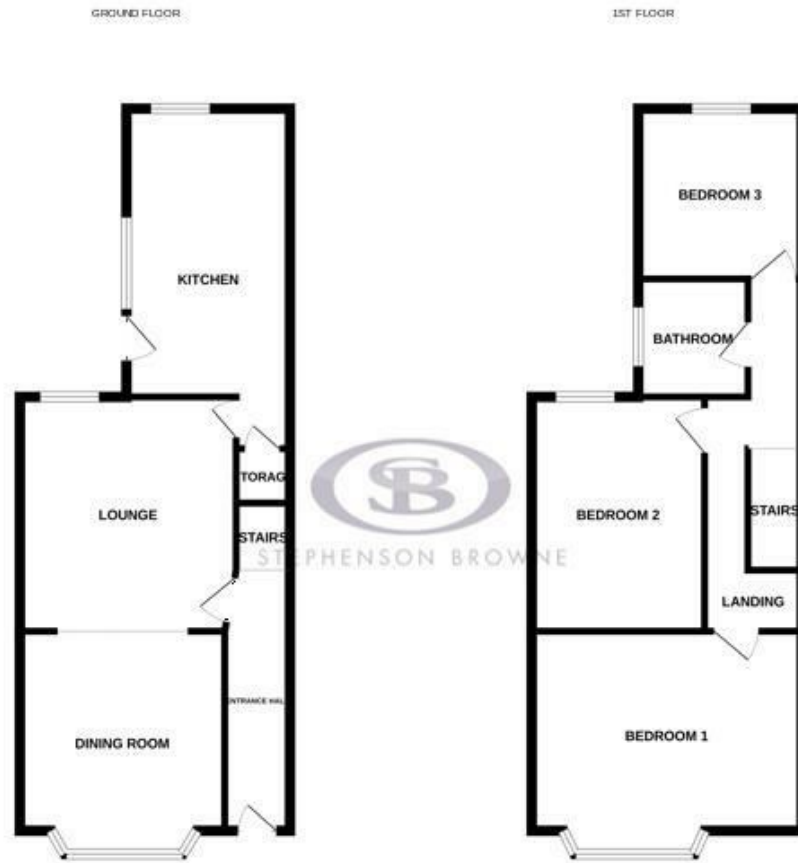




STEPHENSON BROWNE



# Floorplans



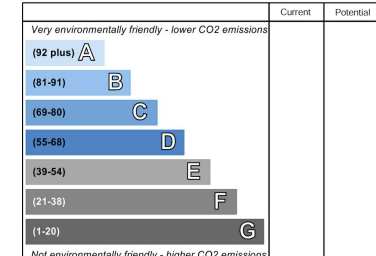
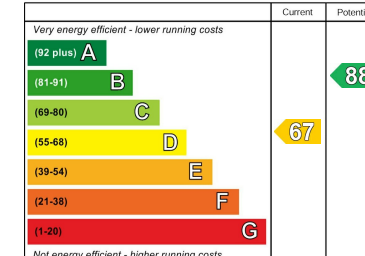
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, supplies and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given. Plans will be shown 1:50.

# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

**T: 01270 252545 E: crewe@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)