



70 LEAMAN ROAD, HASLINGTON, CREWE, CW1  
5AD

OFFERS OVER £425,000



STEPHENSON BROWNE

Wow, wow, wow! Stephenson Browne are delighted to offer for sale this simply marvellous CHAIN FREE detached residence on Leaman Road, Haslington. This property boasts an abundance of charm, with high quality fixtures and fittings throughout, having seen significant investment since it was purchased, this is not to be missed!

A fine example of a modern family home, the accommodation is comprised of a light and airy living space, with ample room for all of the family to get cosy. The kitchen diner space is open plan and features a delightful snug space off. The kitchen benefits from integrated appliances and its own utility room! The ground floor is completed by a downstairs W.C. and access into the garage off the hallway.

To the first floor, there are four commodious double bedrooms, two of which benefit from their en-suites. The principle bedroom is fabulously presented, with bespoke panelling, built-in wardrobes, this really is a retreat that can be enjoyed for many years to come. Both the en-suites and family bathroom feature a contemporary finish, there certainly won't be any arguing over who gets the first shower!

The rear garden features a variety of fruit trees, a lawn, porcelain patio and pergola with a seating area, there is something for everyone! At the front of the property, there is driveway parking which can comfortably accommodate two vehicles, in addition to a garage.

Beautifully presented from top to bottom, and ready to move into straight away; could this be your forever home? Don't hesitate to book that all important viewing - call us today to secure your slot!



Haslington is a charming village near Crewe in Cheshire, England, with a rich history dating back to the Domesday Book of 1086. Historically an agricultural settlement, it grew with the development of nearby Crewe as a major railway town in the 19th century. The village retains a traditional English feel, with historic buildings like St Matthew's Church and several old inns. Nearby attractions include the bustling town of Crewe, known for its railway heritage, as well as the scenic Cheshire countryside, Queens Park, and the Crewe Heritage Centre. Haslington offers a peaceful village atmosphere while being well-connected to larger towns.

**Storm Porch**

**Hallway**

**Living Room**

13'7" x 11'1"

**Kitchen Diner**

28'9" x 10'10"

**Sitting Room/Snug**

9'8" x 9'4"

**Utility Room**

6'5" x 4'7"

**W.C.**

**Stairs to First Floor**

**Landing**

**Bedroom One**

15'6" x 10'11"

**En-Suite**

7'7" x 5'3"

**Bedroom Two**

14'7" x 9'11"

**En-Suite**

7'2" x 4'6"



**Bedroom Three**

12'0" x 9'10"

**Bedroom Four**

10'11" x 10'2"

**Family Bathroom**

7'6" x 6'1"

**Externally**

Gorgeous rear garden space with lawn, porcelain patio, pergola with a seating area. A variety of fruit trees and raised beds around the border.

**Garage**

9'11" x 9'7"

**Council Tax**

Band E.

**Tenure**

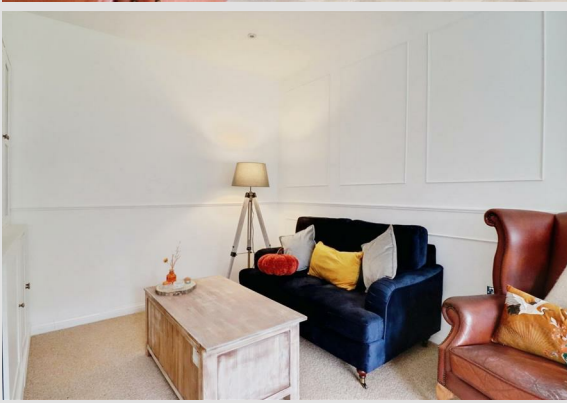
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**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.



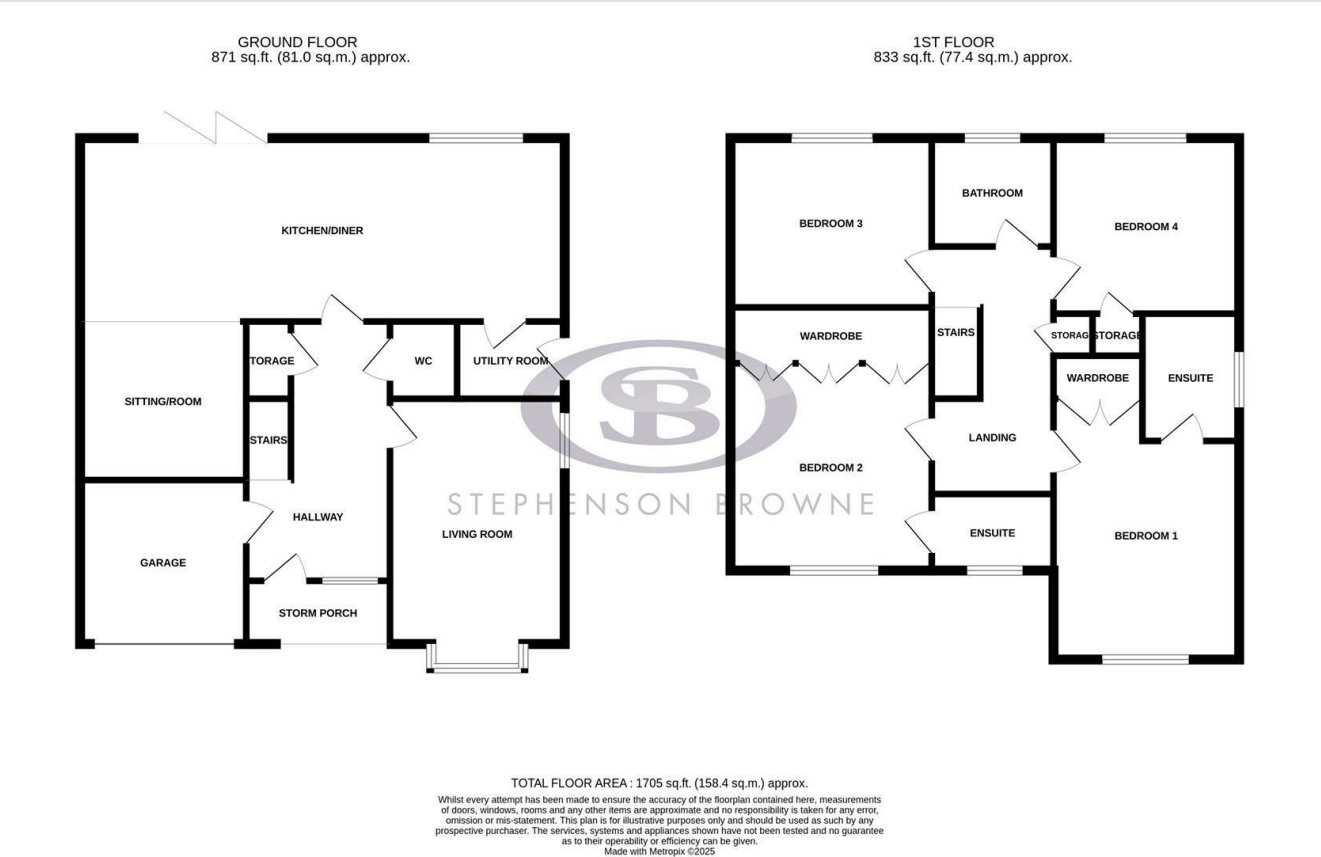




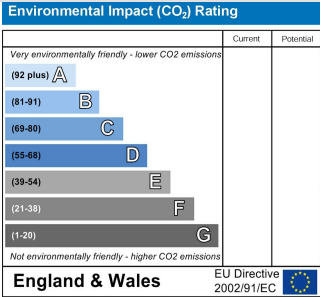
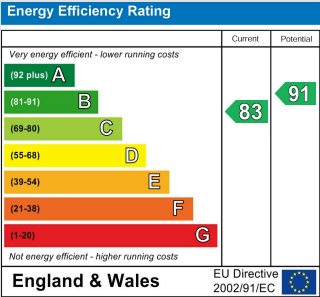




Floor Plan



Area Map



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 be 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