



11 St. Matthews Close

Haslington, Crewe, CW1 5TW

Offers in excess of £185,000



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Summary

Beautifully positioned within a quiet and highly desirable cul-de-sac in the sought-after village of Haslington, this stylish two-bedroom home offers an exceptional blend of comfort, convenience and modern living. Tucked away in a peaceful setting yet perfectly placed between Crewe and Sandbach, the property provides superb access to local amenities, well-regarded schools and excellent transport links, including the nearby M6.

The accommodation is well-appointed throughout, featuring a bright and inviting living room, a contemporary kitchen diner with generous natural light, and a practical entrance hall and landing that create an easy, flowing layout. Upstairs, two well-proportioned bedrooms include a versatile second room ideal as a bedroom, dressing room or home office, complemented by a sleek, modern bathroom. Externally, the home benefits from a smart front elevation with private driveway parking and a long, enclosed rear garden offering a low-maintenance outdoor retreat.

Haslington is renowned for its strong community spirit, village charm and convenient everyday facilities, while nearby Sandbach adds historic character, boutique shops and excellent dining options. Crewe's outstanding rail connections to major cities further enhance the property's appeal.

With its prime location, modern presentation and low-maintenance design, this home represents an excellent opportunity for first-time buyers and investors seeking a high-quality property in a consistently popular area.

Haslington

This property is ideally tucked away within a quiet cul-de-sac, in the highly sought-after village of Haslington, perfectly positioned between Crewe and Sandbach. The location offers the best of both worlds – a peaceful village setting with easy access to a wide range of shops, cafés, restaurants and everyday amenities, along with excellent road links, including the nearby M6.

Haslington is well known for its strong sense of community, with many residents choosing to stay for years, creating a welcoming and friendly village atmosphere. Local facilities, green spaces and nearby countryside make it an ideal choice for families, professionals and downsizers alike.

Sandbach, just a short drive away, is a charming and historic market town, highly regarded for its independent shops, popular bars and quality restaurants. It also boasts excellent schools and a vibrant community spirit. A variety of leisure and sporting facilities are close by, including football, cricket and golf clubs, ensuring something for all ages.

Crewe, a major railway town, provides outstanding transport links, making it ideal for commuters. Regular services connect to London, Manchester and Liverpool, while the town also benefits from a growing commercial centre and strong local economy, with notable heritage in rail engineering and luxury car manufacturing.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

Ground Floor

Entrance Hall

3'6" x 2'10" (1.09 x 0.88)

A compact entrance hall with the staircase directly ahead as you walk in and a door leading through to the living room. It's a simple, practical space that works well as a tidy welcome point into the home.

Living Room

12'9" x 13'7" (3.91 x 4.16)

A bright and comfy living room with warm wooden flooring and a modern neutral finish. The large window brings in plenty of natural light. A feature fireplace adds character to the room, and the layout offers lots of flexibility for arranging your own furniture. It's a clean, welcoming space with a great feel.

Kitchen / Diner

12'9" x 7'8" (3.91 x 2.36)

A bright, modern kitchen diner with clean white cabinetry, warm wooden worktops and light flooring that keeps the whole space feeling open and fresh. There's plenty of natural light from the large window, with a pleasant view out to the garden, and the layout offers loads of practical workspace for cooking. Built-in appliances, a sleek

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oven setup and a tidy induction hob give the room a contemporary feel, while the dining area flows naturally from the kitchen, making it ideal for everyday meals or hosting. It's a well-kept, easy-to-use space that feels instantly welcoming.

First Floor

Landing

3'6" x 6'1" (1.07 x 1.86)

First-floor landing that connects neatly to two bedrooms and the bathroom. It's a straightforward, practical space that keeps the layout feeling easy to navigate and makes each room easily accessible.

Bedroom One

9'8" x 10'7" (2.97 x 3.23)

A well-proportioned double bedroom finished in a modern, neutral style and filled with natural light. The room benefits from a built-in storage cupboard, ideal for use as a wardrobe, helping to maximise floor space and keep the room organised. The layout comfortably accommodates a double bed, with additional space for drawers or further bedroom furniture.

Bedroom Two

6'5" x 10'11" (1.96 x 3.33)

A bright and tidy second bedroom with a modern, neutral finish and a good amount of natural light. A versatile room that works well as a bedroom, dressing room or home office.

Family Bathroom

6'0" x 5'6" (1.84 x 1.68)

A modern, well-kept bathroom finished with contemporary beige tiling and clean white fittings. It includes a full-size bath with a glass shower screen, a practical vanity unit with built-in storage, and a

matching WC. The frosted window brings in natural light while keeping privacy, and the chrome towel radiator adds a smart, modern touch. Overall, it's a bright, tidy space with a fresh, up-to-date feel.

Externally

Driveway Parking

Gabled porch, neat brickwork and a private paved driveway for off-road parking. Clean, tidy kerb appeal in a well-kept residential setting.

Rear Garden

A long, enclosed rear garden with a central lawn and planting borders along both sides. The space is fully fenced for privacy and leads down to a handy garden shed at the far end. It's a simple, low-maintenance outdoor area with plenty of potential for seating, play or further landscaping.

Energy Performance Certificate

Current Rating: D

Tenure

Freehold - to be confirmed by the Vendor's solicitor.

Possession

Vacant possession on completion.

Local Authority

Cheshire East Council - Band B

Viewing

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Road Map



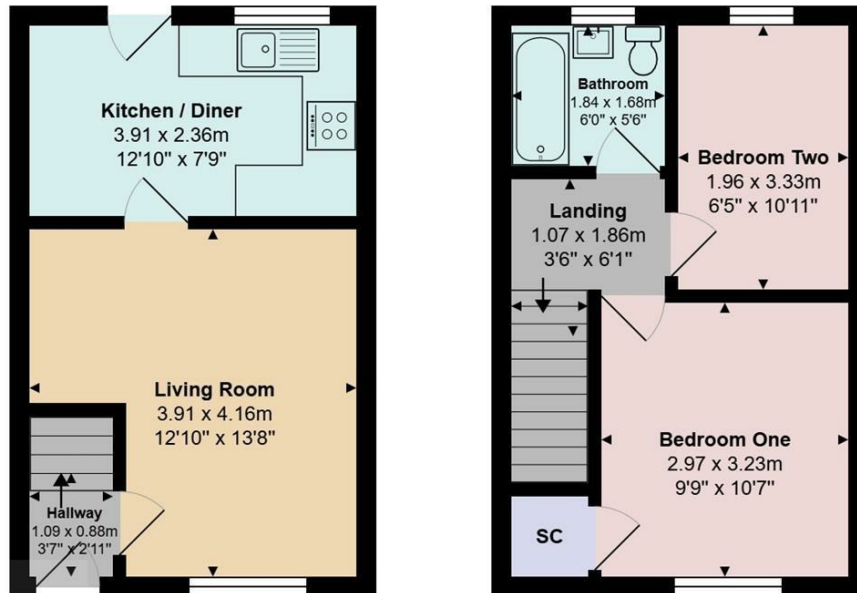
Hybrid Map



Terrain Map



Floor Plan



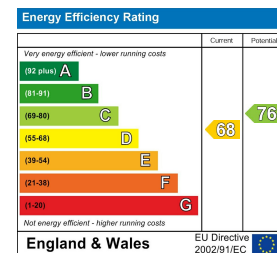
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Viewing

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Energy Efficiency Graph



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