



STEPHENSON BROWNE

**Samuel Armstrong Way,
Crewe**

CW1 4SH



£300,000

Description

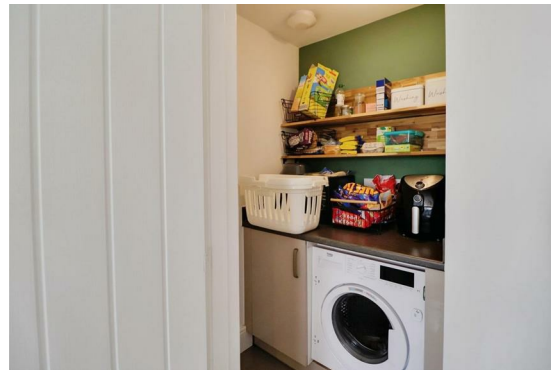
This modern and well presented four bedroom family home, situated on the highly sought after Samuel Armstrong Way in Crewe, offers spacious and thoughtfully designed accommodation ideal for contemporary family living.

The property boasts four well proportioned bedrooms, including a generous principal bedroom complete with a private en suite shower room. The remaining bedrooms are served by a stylish family bathroom, while a convenient downstairs WC adds further practicality for everyday use.

At the heart of the home is an impressive open-plan kitchen/diner, providing a superb space for both day-to-day living and entertaining. The kitchen is fitted with modern units, offering ample storage and workspace, while the dining area comfortably accommodates family meals and social gatherings. A bright and inviting separate lounge offers the perfect place to relax.

Externally, the property occupies a fantastic plot, benefiting from a private rear garden that is ideal for outdoor dining, children's play, or simply unwinding. To the front, a driveway provides off-road parking for multiple vehicles and leads to a garage, offering additional storage.

Ideally located within easy reach of local amenities, well regarded schools, and excellent transport links, this property is perfect for families and professionals alike. Early viewing is highly recommended to fully appreciate the space, setting, and quality this home has to offer.





Viewing

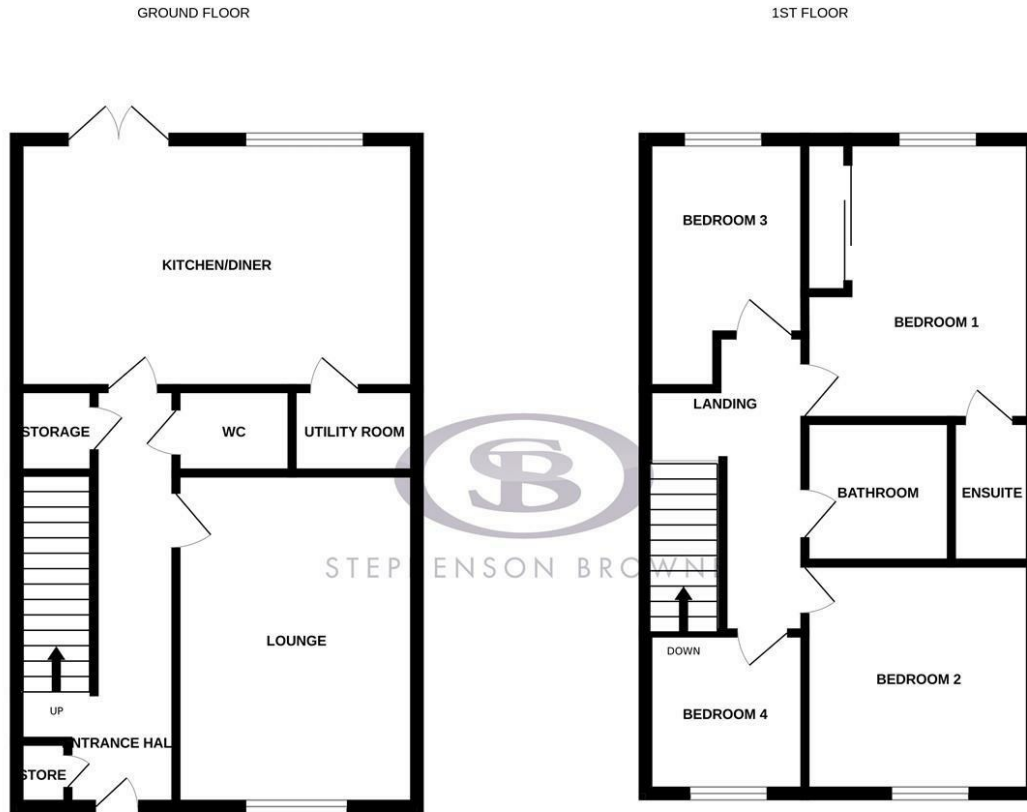
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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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		95	(92 plus) A
(81-91) B	85		(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		England & Wales
			EU Directive 2002/91/EC

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