



STEPHENSON BROWNE

**193 Crewe Road**

CW1 5RL

**Asking Price £250,000**



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STEPHENSON BROWNE



Situated in the heart of the ever-popular village of Haslington, this well-presented three-bedroom semi-detached home on Crewe Road offers spacious and versatile accommodation, ideal for families.

The property features two generous reception rooms, providing flexible living and dining space, along with a modern kitchen. Upstairs are three bedrooms and a family bathroom, making this a practical and comfortable home.

Externally, the property benefits from driveway parking to the front and an enclosed, private rear garden, perfect for children, pets and outdoor entertaining.

Haslington is a sought-after village location, well served by local shops, schools and amenities. The property enjoys excellent road links and is conveniently located on a bus route, with Crewe railway station just a 10-minute drive away, making it ideal for commuters.

An excellent opportunity to acquire a family home in a desirable and well-connected location.





**Entrance Hall**

14'7" x 6'5"

**Lounge**

12'3" x 10'10"

**Sitting / Dining Room**

20'11" x 11'11"

**Kitchen**

13'6" x 6'5"

**Bedroom One**

12'6" x 12'3"

**Bedroom Two**

10'9" x 10'8"

**Bedroom Three**

7'11" x 7'9"

**Bathroom**

6'3" x 6'3"

**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 SB Sandbach To Sell Your Property?**

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.





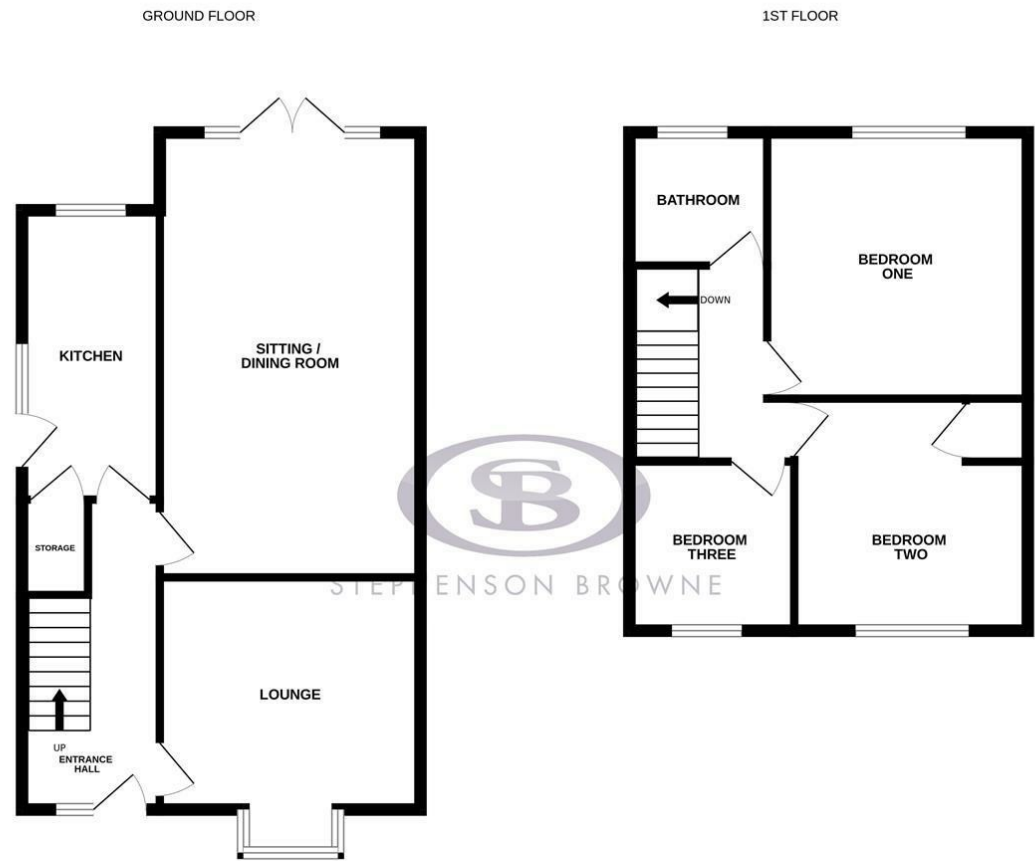
- Driveway Parking
- Private and Enclosed Rear Garden
- Popular Haslington Village Location
- Two Reception Rooms
- Family Home
- Close to Shops and Schools
- Great Road Links and a 10-Minute Drive to Crewe Railway Station
- Bus Route





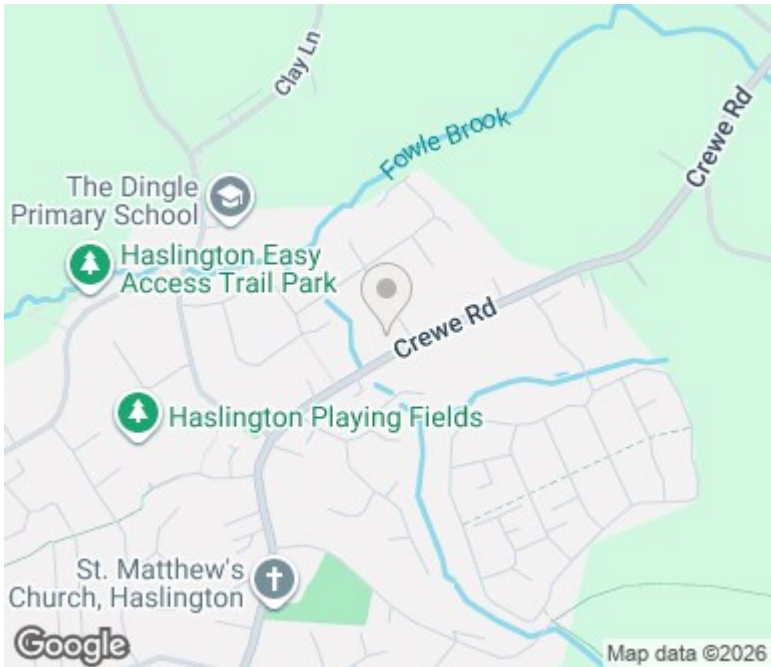


Floor Plan



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



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	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any 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