



31 Samuel Armstrong Way, Crewe - CW1 4SJ

Guide Price £300,000



in association with



31 Samuel Armstrong Way

Crewe

A beautifully presented four-bedroom detached home offering stylish, spacious and energy-efficient living, ideal for modern family life and available with no onward chain.

Owned solar panel system paired with 10kWh battery storage unit, helping to improve energy efficiency and reduce running costs.

- Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

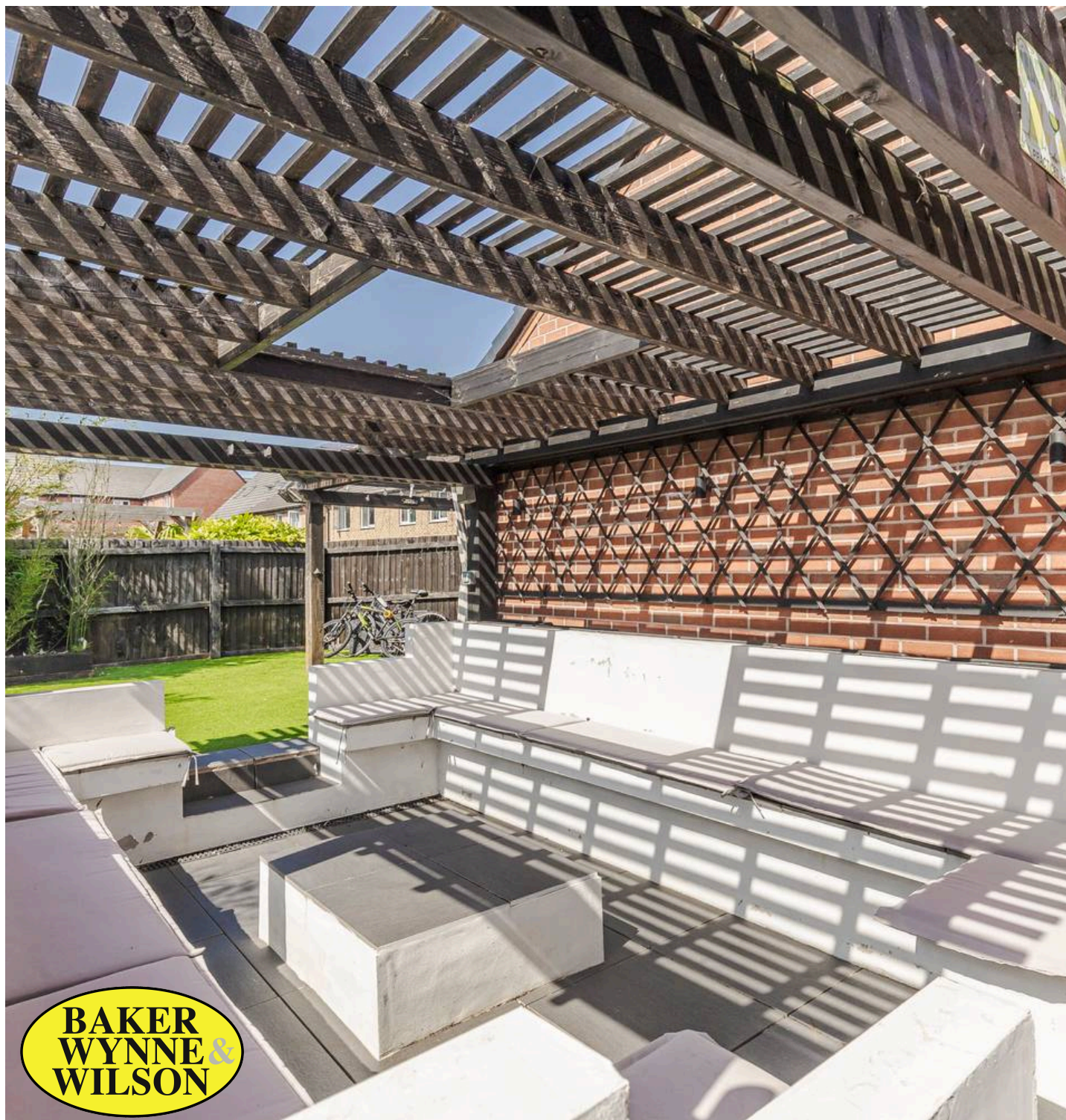
Situated on the highly desirable Stoneley Park development ideal for Bentley motors and Leighton hospital work. A note worthy feature is the owned solar panel system paired with 10kWh battery storage unit, helping to improve energy efficiency and reduce running costs. (further details on request from the vendor)

The current owner has enhanced the original property with quality upgrades throughout including the sectioned landscaped outdoor spaces, the upgraded flooring and tasteful finishings to create what is in our opinion a truly outstanding home worthy of serious consideration..

Extending to just over 1,000 sq ft, the accommodation is well balanced and practical throughout.

The welcoming entrance hallway provides a great first impression and gives access to all ground floor rooms with a staircase to the first floor.

At the heart of the home is the impressive kitchen/diner, fitted with a range of integrated appliances including a full-height fridge/freezer, dishwasher, electric oven and hob.



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A separate utility room provides additional storage and laundry space, helping keep the kitchen functional and clutter free. The spacious living room offers a bright and comfortable setting for everyday family life, while a downstairs WC and useful under-stairs storage complete the ground floor accommodation.

On the first floor are three generous double bedrooms, including a well-presented principal bedroom with fitted wardrobes and a modern en-suite shower room. A further single bedroom offers flexibility as a nursery, dressing room or home office, alongside a stylish family bathroom.

Externally, the rear garden has been designed for low-maintenance outdoor entertaining. Features include a sunken seating area beneath a wooden pergola, composite decking with additional pergola covering, artificial lawn, raised sleeper beds, outdoor lighting and external power points. The garden is fully enclosed, making it ideal for families and pets. To the front and side, the property benefits from extensive parking via a private tandem driveway for multiple vehicles, along with a detached single garage fitted with an electric roller door.

Combined upgraded to outdoor spaces, renewable energy features and no onward chain make this house a must for viewing as soon as possible.



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- **BUYER'S WATING TO HEAR ABOUT YOUR HOME**

If you like this property and need to sell why not request a marketing consultation with a local expert Mark Johnson FRICS.

Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime.

Interested - let's start the conversation with how much your property could be worth with the correct marketing advice.

- **OUT AND ABOUT**

This Northwest railway town is close to Sandbach and Nantwich, while you can drive to Stoke and Northwich in around 20 minutes and to Chester in double that. The name Crewe is almost synonymous with the railway, an industry that brought work, prosperity to many in the local area. It is an industry still held dear by many in the town and remains a source of pride for its residents. With the M6 running nearby and allowing you to get to Manchester in 45 minutes, local attractions include Lyceum theatre, The Alexandra Football Stadium, Queens Park, Crewe Heritage Centre, and Lakemore Farm Park. It takes approximately 1h 35m to travel from Crewe to London by train, over around 146 miles (236km). The time of the journey by train from Crewe to Manchester Piccadilly is on average 50 minutes, but the fastest trains take around 33 minutes. Trains to Manchester Piccadilly from Crewe run up to 3 times per hour.

The accommodation with approx dimensions comprises



ENTRANCE HALL

19' 0" x 6' 5" (5.79m x 1.96m)

LIVING ROOM

5' 3" x 4' 0" (1.60m x 1.22m)

KITCHEN/DINER

17' 8" x 10' 11" (5.39m x 3.33m)

UTILITY ROOM

4' 0" x 3' 11" (1.22m x 1.19m)

CLOAKROOM

5' 3" x 4' 0" (1.60m x 1.22m)

LANDING

14' 1" x 3' 2" (4.29m x 0.97m)

MASTER BEDROOM

12' 5" x 10' 5" (3.79m x 3.18m)

ENSUITE

6' 6" x 3' 10" (1.98m x 1.17m)

BEDROOM NO. 2

10' 10" x 10' 5" (3.30m x 3.18m)

BEDROOM NO. 3

8' 7" x 6' 11" (2.62m x 2.11m)

BEDROOM NO. 4

7' 2" x 6' 11" (2.18m x 2.11m)

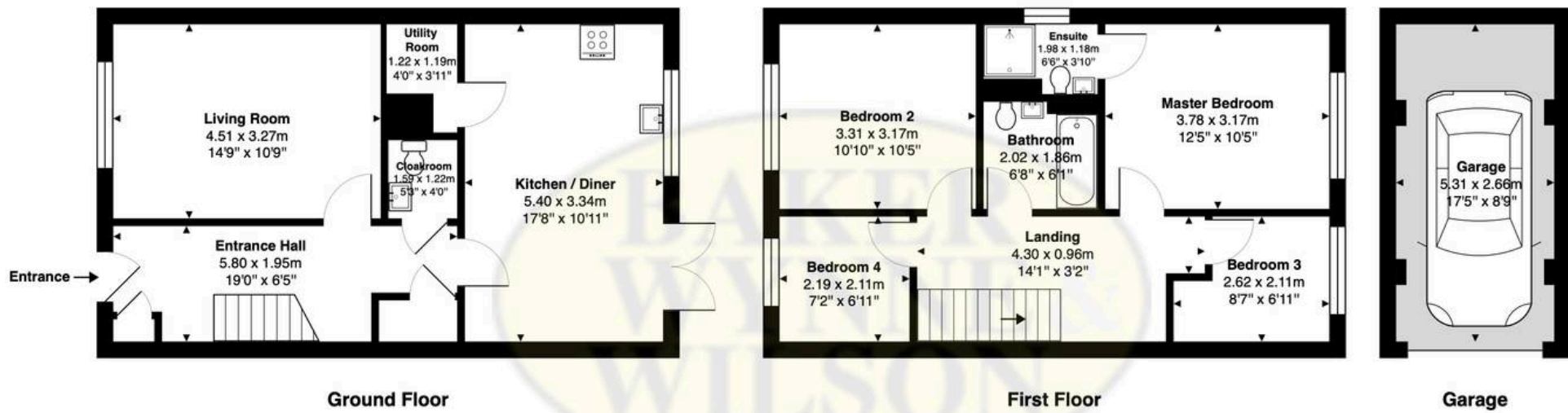
BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m)

GARAGE

17' 5" x 8' 9" (5.31m x 2.67m)





31 SAMUEL ARMSTRONG WAY, CREWE, CHESHIRE, CW1 4SJ

Approximate Gross Internal Area: 107.2 m² ... 1154 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.