



STEPHENSON BROWNE

## Crosslands, Haslington, Crewe

CW1 5TG



**Asking Price £335,000**



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## DESCRIPTION

Tucked away within an exclusive cul-de-sac of just six homes, this beautifully presented detached property in Crosslands, Haslington offers an ideal setting for family life. Lovingly owned by the current vendor since new for over 25 years, the home is a true testament to the area's appeal and strong community feel.

From the moment you step inside, the property impresses with its bright and airy atmosphere, with natural light flowing throughout. Extending to just over 1,000 sq ft, the accommodation is thoughtfully arranged and ready for immediate occupation—perfect for a young family seeking a move-in-ready home.

A standout feature is the generous, private rear garden, larger than expected and meticulously maintained, providing a peaceful and sunny outdoor space—ideal for relaxing or entertaining.

Internally, the home offers a modern kitchen breakfast room, spacious living accommodation, and well-proportioned bedrooms, including a principal bedroom with ensuite. A family bathroom and convenient downstairs WC complete the layout.

Externally, the property benefits from driveway parking, an integral garage, and a fully enclosed rear garden, all



positioned within a quiet and sought-after location.

Haslington remains a highly desirable village, offering a range of everyday amenities including a doctor's surgery, dentist, butchers, bakery, and local shops. The property is also well placed for reputable primary schools and falls within the catchment for highly regarded Sandbach secondary schools.

EPC Rating: C  
Tenure: Freehold



# ROOM DESCRIPTIONS

## Entrance Hall

10'4" x 4'11"

## Living Room

13'8" x 11'3"

## Dining Room

12'0" x 8'9"

## Kitchen / Breakfast Room

11'11" x 11'1"

## WC

6'11" x 3'1"

## Landing

8'5" x 6'1"

## Bedroom One

10'4" x 10'3"

## Ensuite

7'2" x 4'1"

## Bedroom Two

9'6" x 9'0"

## Bedroom Three

10'4" x 6'2"

## Bedroom Four

7'6" x 7'1"

## Bathroom

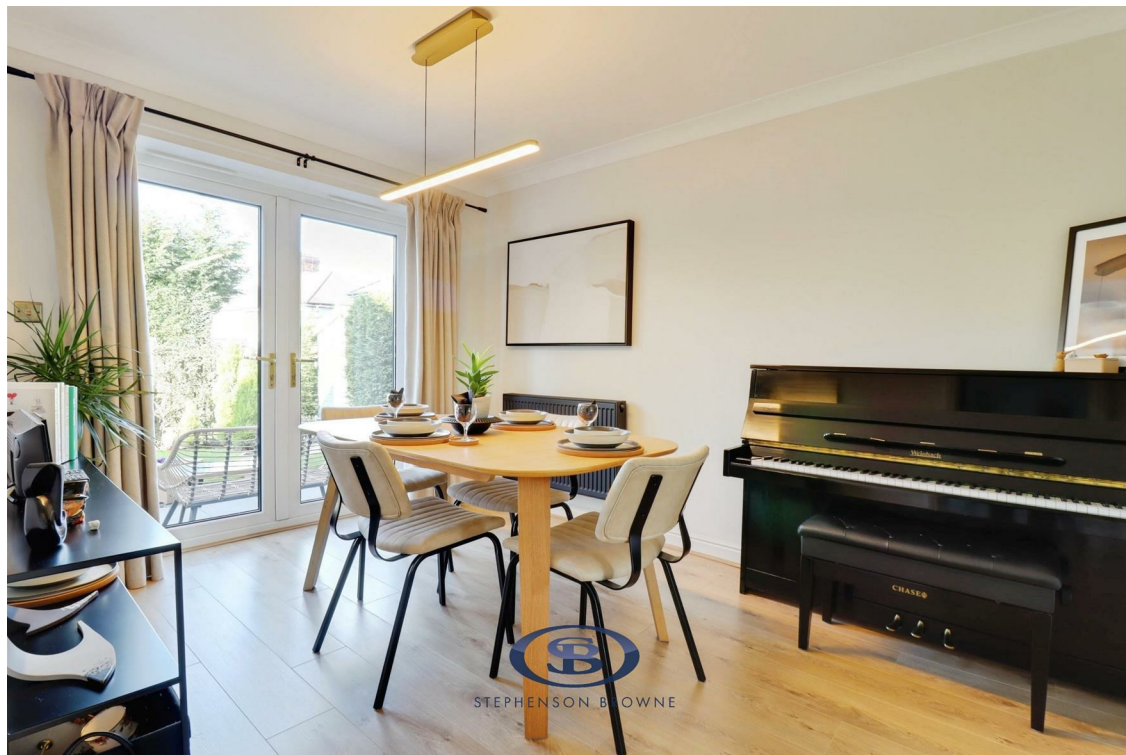
7'1" x 6'2"

## Garage

16'7" x 8'6"

## 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.



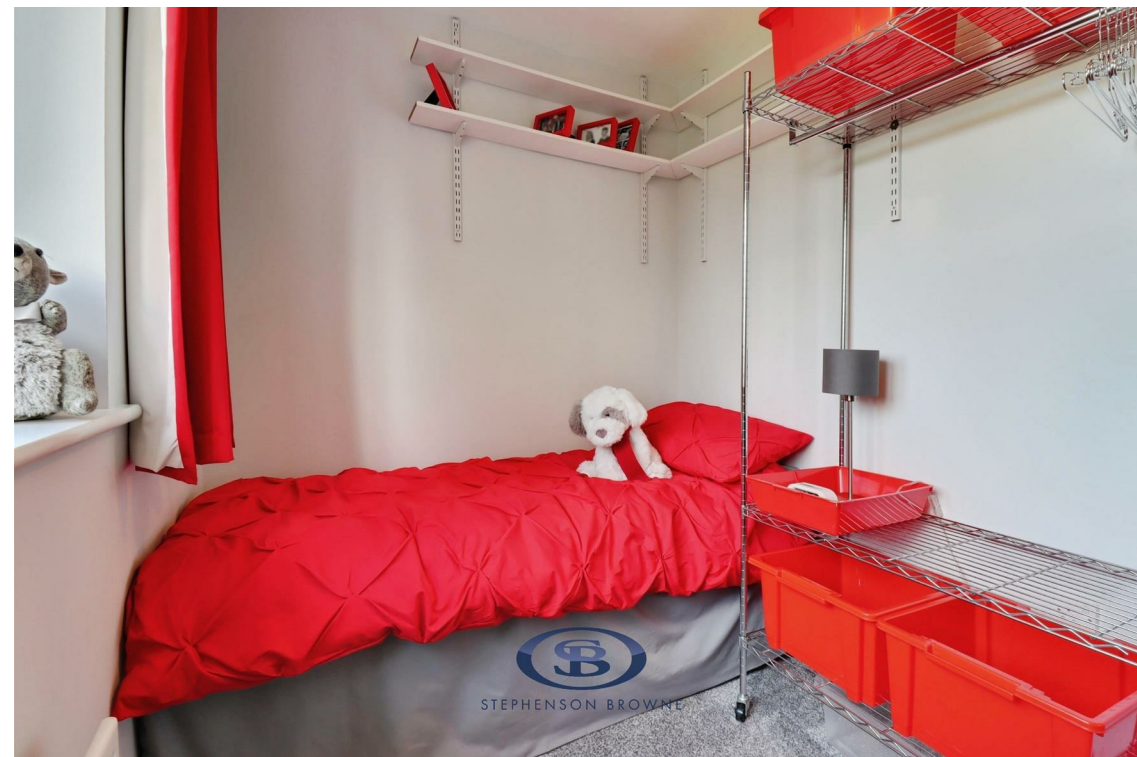
### AML Disclosure

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.









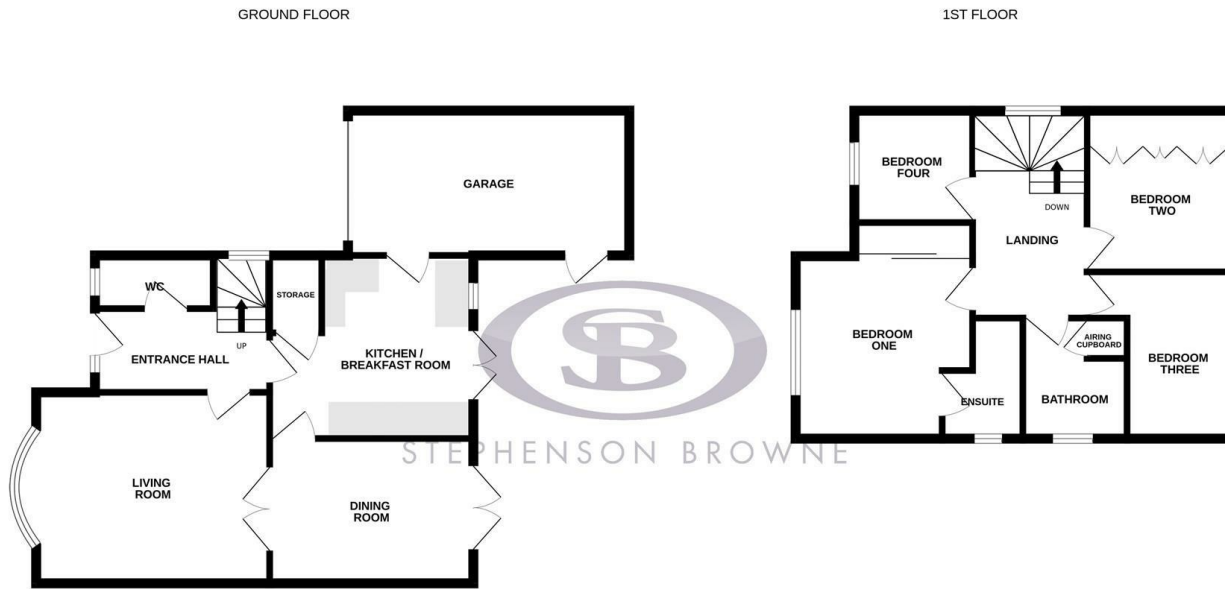


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## **Viewing**

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

# 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		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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>81</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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