



7 Coates Place

CW1 5AJ

Asking Price £280,000



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STEPHENSON BROWNE

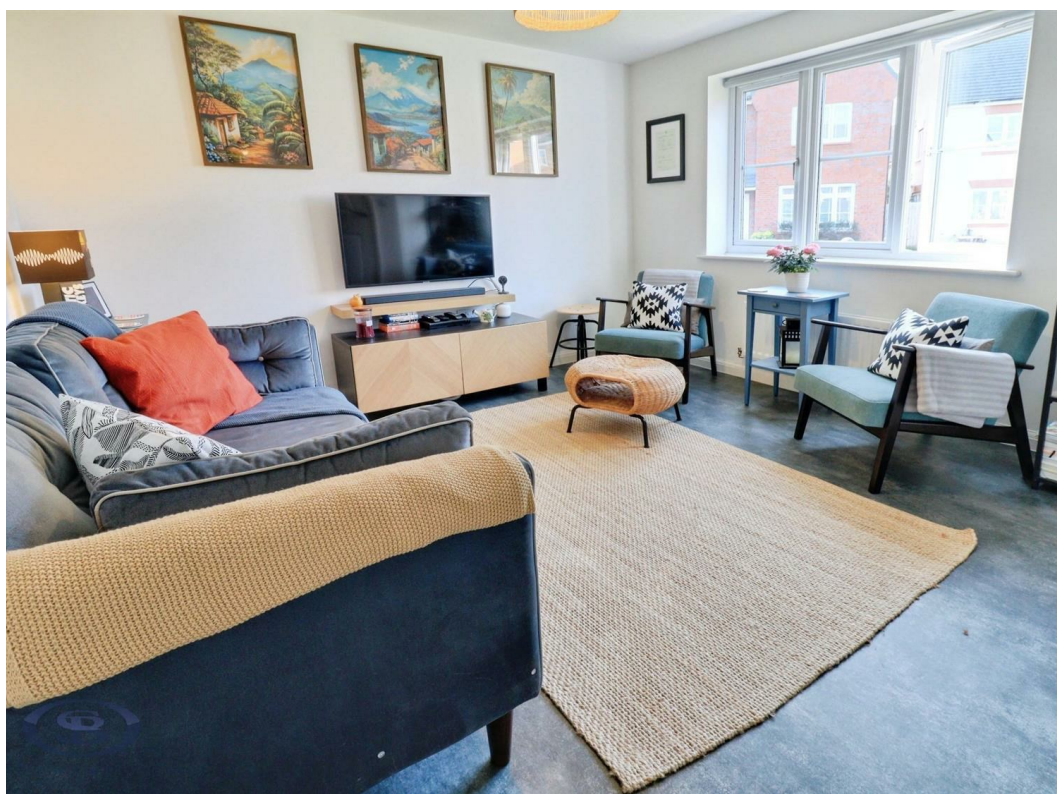
Stephenson Browne are pleased to introduce you to this beautiful semi detached house on Coates Place in the sought after village of Haslington. Set back from the road with parking for several vehicles a rare find, parking should never be a problem for both you and your guests. The property enjoys a peaceful position within a sought after development, making it an ideal home for families and professionals alike.

Upon entering, you will find well proportioned accommodation that is both inviting and functional. The heart of the home is the lovely fitted kitchen diner, which features elegant French doors that open out onto the good sized rear garden, creating a seamless connection between indoor and outdoor spaces. This area is perfect for entertaining guests or enjoying family meals while overlooking the tranquil garden.

The property boasts three spacious bedrooms, including a principal bedroom with the added luxury of an en-suite bathroom, ensuring privacy and convenience. Additionally, there is a well appointed family bathroom that caters to the needs of the household.

Outside, the rear garden provides a wonderful space for relaxation and outdoor activities, while off-road parking adds to the practicality of this delightful home.

With its village location, this property offers a peaceful lifestyle while still being conveniently close to local amenities and transport links. This semi detached house is a fantastic opportunity for those seeking a modern family home in a desirable area. Don't miss the chance to make this lovely property your own.



Entrance Hall

Lounge

13'5" x 11'11"

Inner Hall

W.C.

5'10" x 4'7"

Kitchen/Diner

16'8" x 9'8"

Stairs To First Floor

Landing

Bedroom Three

7'0" x 11'3"

Bedroom Two

9'6" x 11'9"

Bathroom

6'0" x 6'10"

Bedroom One

11'5" x 9'6"

Ensuite

4'11" x 6'4"

Externally

The property presents a well maintained front lawn and a driveway providing off road parking. To the rear, the home benefits from a private enclosed garden with patio seating area and convenient side access from the driveway.

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.

Council Tax

Band C

Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

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. Mangement fee is currently £300 paid

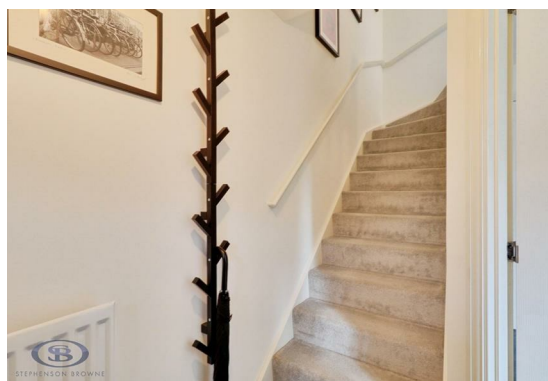
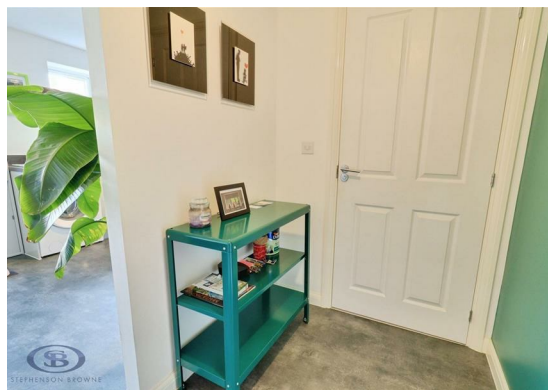
Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

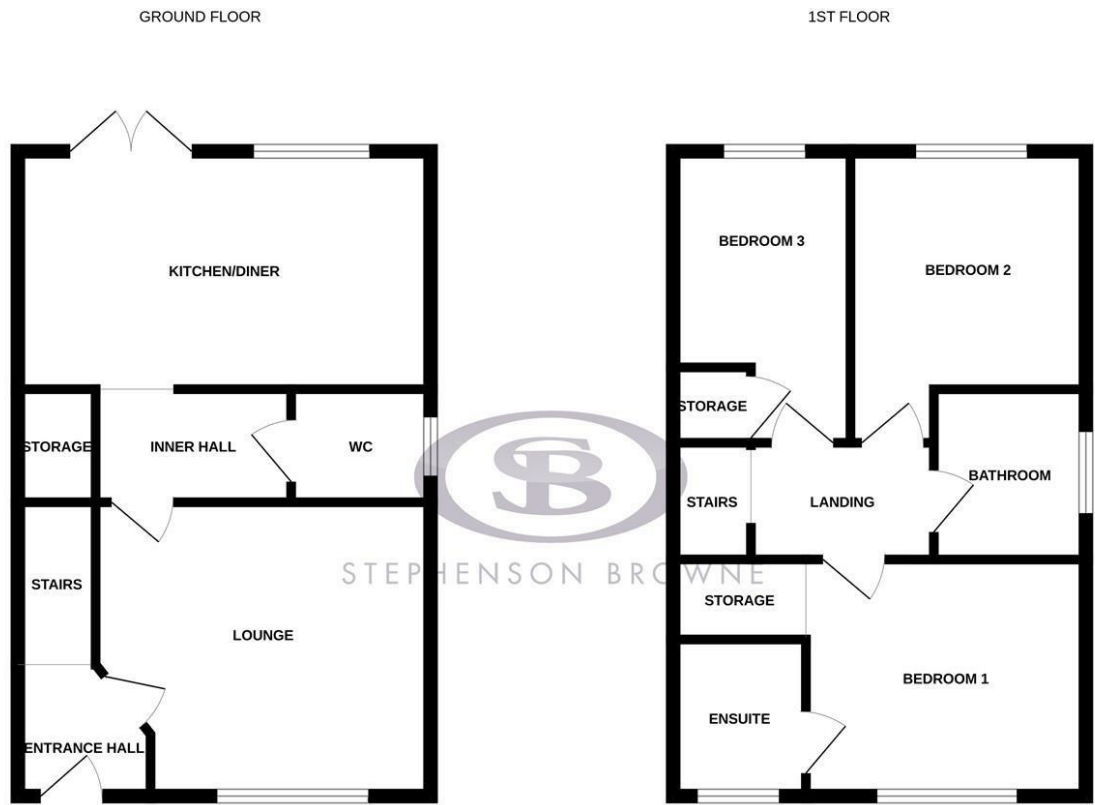
For a FREE valuation, please call or email and we will be delighted to assist.



- Three Bedroom Semi Detached Property
- Bright And Airy Living Space
- Modern Fitted Kitchen With Dining Space
- Ideal Purchase For Families Or First Time Buyers
- Driveway Providing Off Road Parking For Multiple Cars
- Well Proportioned Accommodation Throughout
- Quiet And Sought After Haslington Location
- Well Maintained Front And Rear Gardens
- Freehold
- Must view!

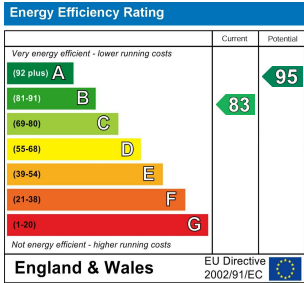


Floor Plan



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



Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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