



STEPHENSON BROWNE

**Waterside Close,
Madeley, Crewe**
CW3 9TH



Offers Over £370,000

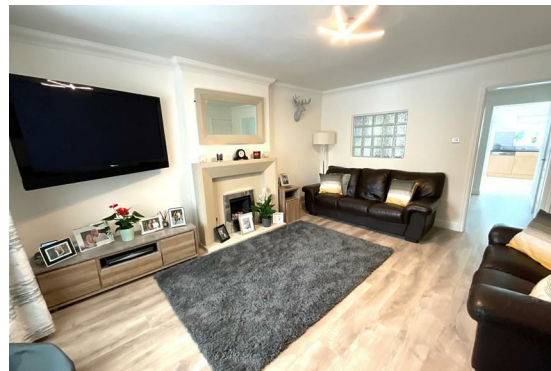
DESCRIPTION

Stunning Four-Bedroom Townhouse with Vast Garden and Countryside Views

Stephenson Browne are delighted to present this beautifully presented three-storey, four double bedroom townhouse, tucked away in a quiet cul-de-sac in Madeley Village, Crewe. Just a short walk from local amenities and the scenic 'Madeley Pool', this home combines modern living with tranquil surroundings.

The ground floor briefly comprises a spacious lounge, open-plan dining kitchen, utility room, downstairs WC, and a conservatory, perfect for enjoying views of the rear garden. On the first floor, there are two generous double bedrooms, including the principal bedroom with an en-suite shower room and fitted wardrobes, alongside a family bathroom. The second floor offers a further two good-sized bedrooms, one of which benefits from its own en-suite shower room.

Outside, the front driveway provides parking for 2-3 vehicles, including a Pod Point 7kWh electric car charging point. The rear garden is exceptionally large, backing onto open fields, and features a fully insulated summer house with electrics and an electric heater, accessible via sliding doors, ideal as a home office, studio, or retreat.



Perfect for families seeking space, stunning views, and a quiet village location, this property truly has it all.
Tenure: Freehold
Council Tax Band: E



ROOM DESCRIPTIONS

Entrance Hallway

7'9" x 6'3"

Downstairs WC

6'3" x 2'5"

Living Room

17'7" x 12'9"

Dining Room

11'1" x 9'5"

Kitchen Diner

12'10" x 12'6"

Utility Room

10'1" x 4'8"

Conservatory

13'2" x 9'7"

First Floor Landing

15'3" x 6'5"

Bedroom One

14'0" x 9'3"

Bedroom One En-suite

7'2" x 2'8"

Bedroom Four

12'0" x 9'6"

Bathroom

6'4" x 6'3"

Second Floor Landing

6'5" x 3'7"

Bedroom Two

12'7" x 11'6"

Bedroom Two En-suite

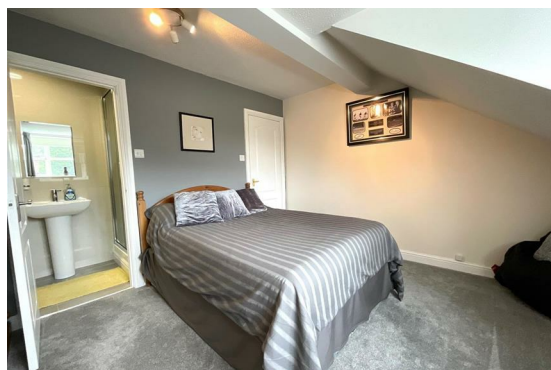
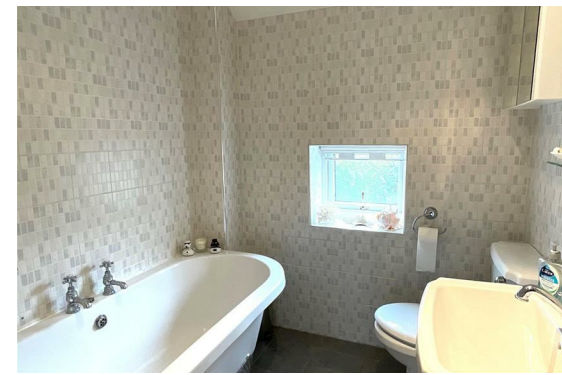
7'3" x 3'2"

Bedroom Three

16'3" x 9'7"

Stephenson Browne 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.







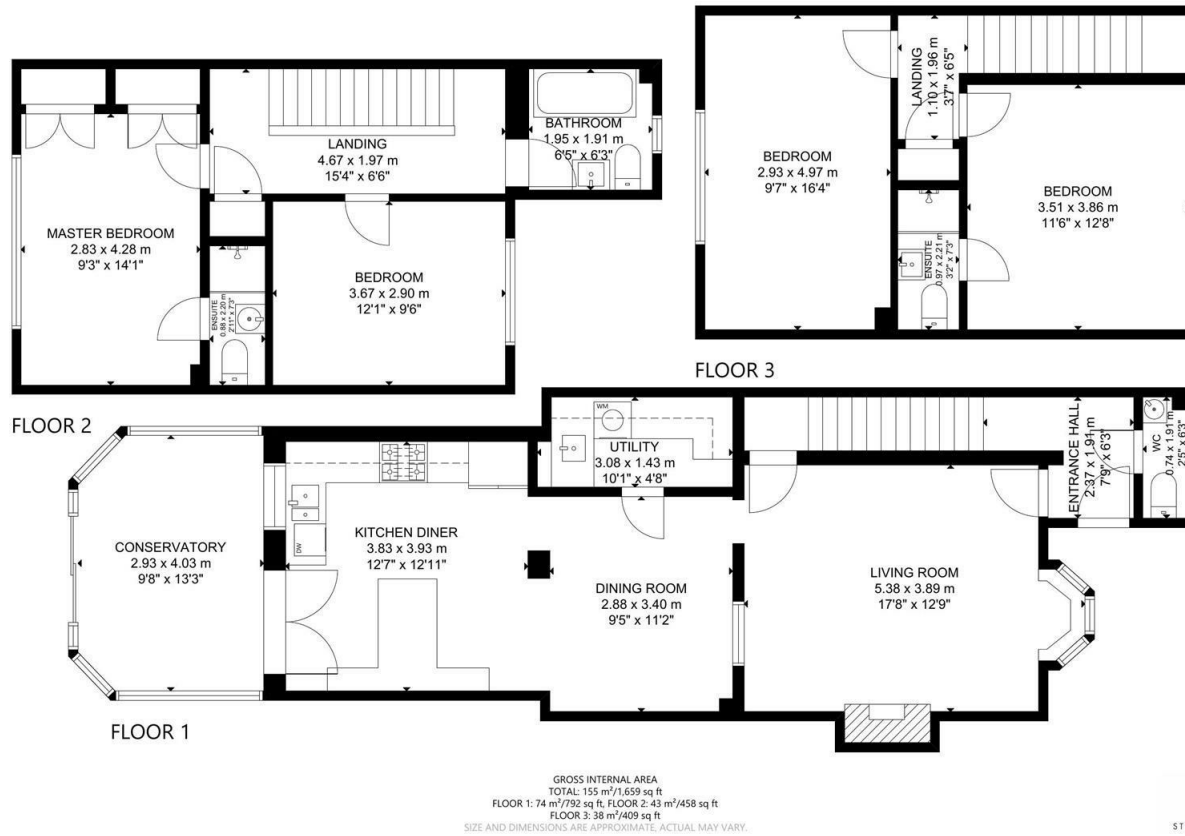


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Viewing

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

Floorplans



Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	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

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