



4 LANGDALE ROAD, WISTASTON, CREWE, CW2 8RS

£215,000



STEPHENSON BROWNE

Stephenson Browne are thrilled to offer for sale this beautifully presented semi detached property on Langdale Road, ideally situated in the heart of Wistaston! Being in close proximity to plethora of schools and amenities, enjoying a modern finish throughout with a breathtaking kitchen diner space, could this be your new home?

The accommodation comprises of a welcoming entrance hall, leading into the living room. This is a space with ample room for all of the family to get cosy around the log burner and watch the telly. The kitchen diner is without a doubt the highlight of this magnificent home, open plan with space for a separate dining table & chairs, in addition to a breakfast bar.

To the first floor, you will find two fabulously proportioned double bedrooms, whilst bedroom three makes for a comfortable single room, home office or dressing room. The family bathroom enjoys a sleek and contemporary finish.

The rear garden features block paving and a lawn. There is also a seating area, ideal for entertaining. At the front there is driveway parking which can comfortably accommodate two vehicles.

Don't miss out - call now to secure that all important viewing!



Hallway

Living Room

12'7" x 13'5"

Kitchen Diner

15'10" x 10'2"

Stairs to First Floor

Bedroom One

8'7" x 12'11"

Bedroom Two

9'1" x 8'11"

Bedroom Three

6'7" x 9'10"

Bathroom

6'0" x 6'5"

Externally

Rear garden with block paving and lawn. Seating area. Driveway parking for two vehicles at the front.

Council Tax

Band B.

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

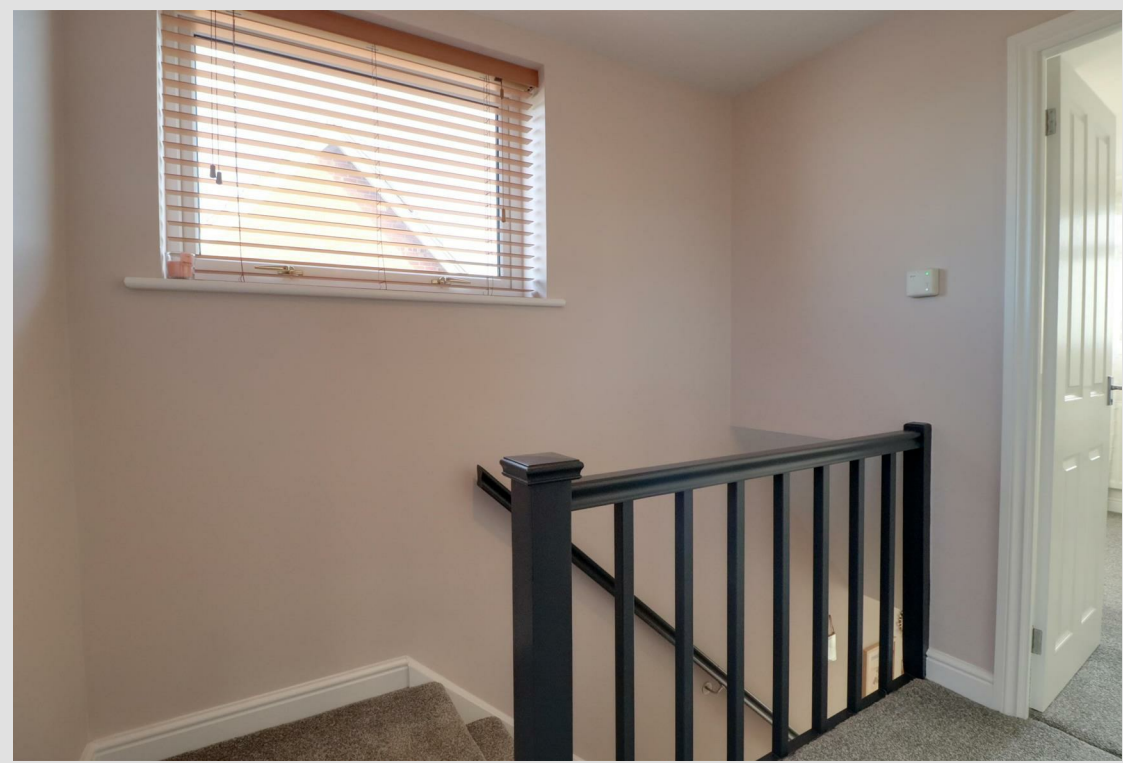
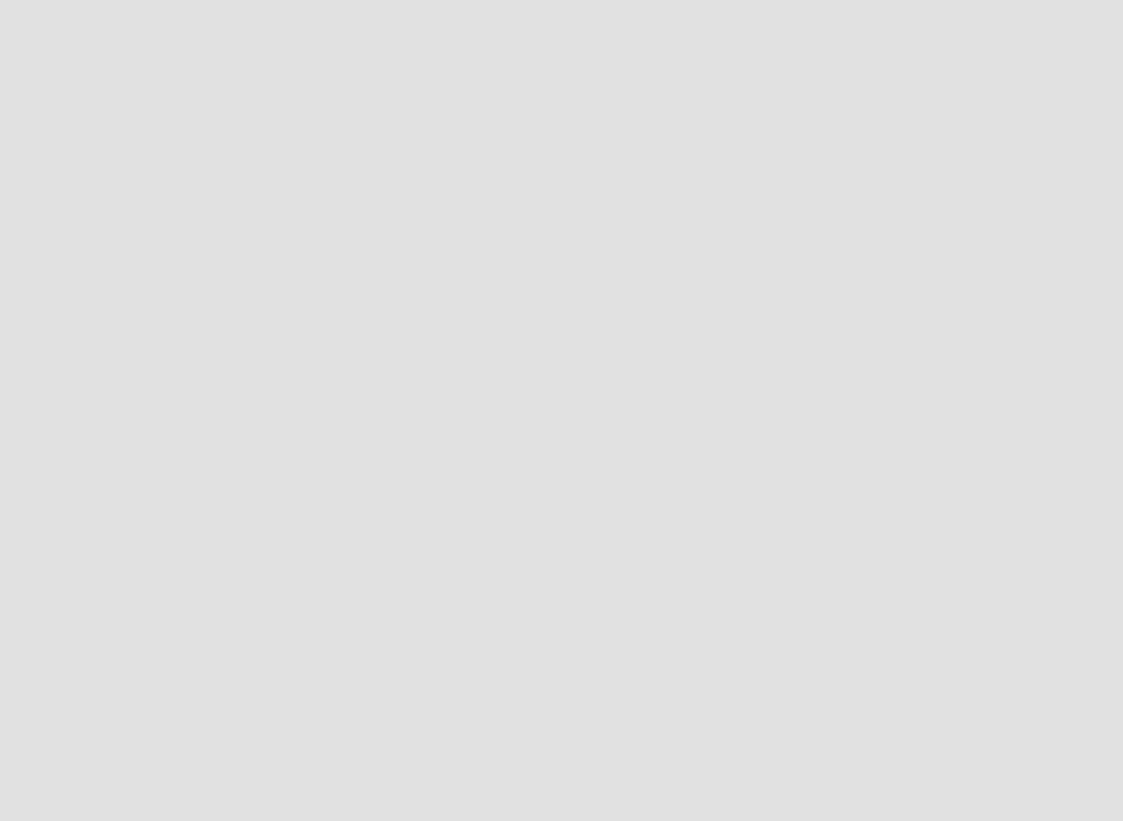
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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 us?

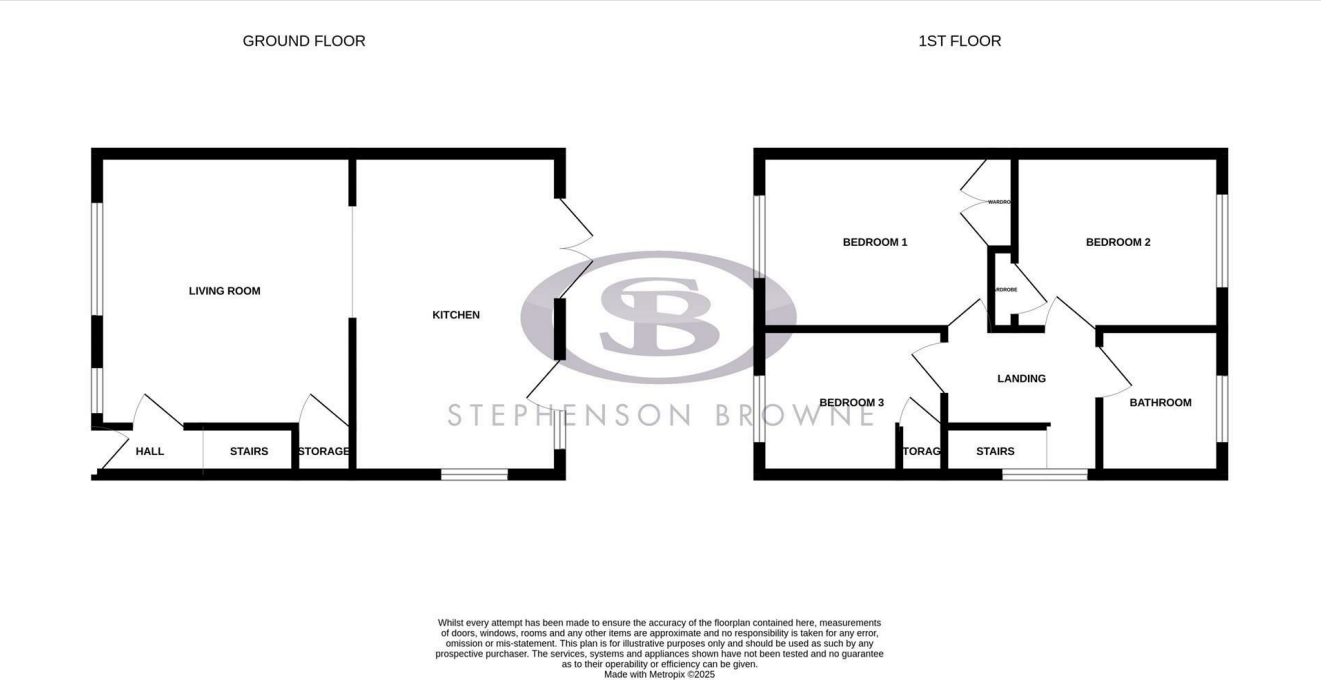
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For a FREE valuation, please call or email and we will be delighted to assist.





Floor Plan



Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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