



151 MANOR WAY, CREWE, CREWE, CHESHIRE,
CW2 6JS

OFFERS OVER £350,000



STEPHENSON BROWNE

It is with immense pride Stephenson Browne present this EXCEPTIONAL three bedroom semi detached home which has been thoughtfully extended and beautifully enhanced with multiple upgrades including PLANTATION SHUTTERS to create a truly BESPOKE and STANDOUT family residence. With a loft conversion providing a fourth bedroom, the property offers flexible and generous accommodation finished to an impressive standard throughout.

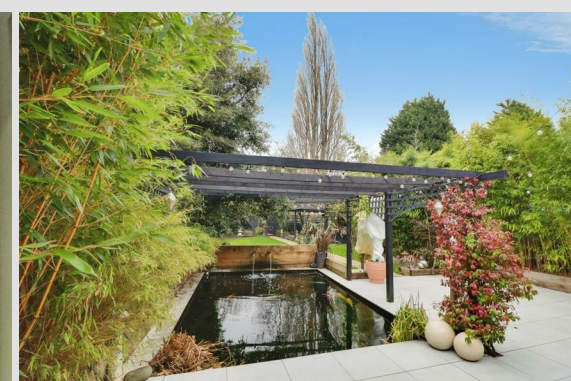
At the heart of the home is a MAGNIFICENT open plan kitchen, dining and living space — a real statement area designed for modern living and entertaining. The contemporary kitchen features a central island, complemented by sleek cabinetry and high quality finishes, while Amtico flooring flows seamlessly through the space. Bi-fold doors open from the living area onto the SENSATIONAL rear garden. Light floods this room, further enhanced by Velux windows overhead.

A side extension adds superb practicality, housing a dedicated home office, separate laundry room and a stylish ground floor W.C., making this home as functional as it is beautiful. Off-road parking is available to the front.

To the first floor we have two double bedrooms, and bedroom three is currently providing a well equipped dressing room. The stylish shower room completes the accommodation to this floor and leads to the FABULOUS loft conversion, another LIGHT FILLED space!

The rear garden is nothing short of SPECTACULAR — an exquisitely landscaped, EXTENSIVE outdoor space designed for both relaxation and entertaining. Mature bamboo planting creates a wonderful sense of privacy, while porcelain tiles lead out to a generous terrace. A large Koi pond with waterfall feature forms a tranquil focal point, surrounded by multiple seating areas and a pergola — the ultimate “Ibiza-style” party garden.

Located in a HIGHLY SOUGHT AFTER area, this unique home perfectly balances contemporary living with luxurious outdoor space, making it a rare opportunity not to be missed!



Entrance Hall

14'1" x 6'1"

Kitchen/Dining Room

24'11" x 12'1"

Living Room

24'7" x 17'6" x 16'2" (max)

Home Office

10'0" x 6'1"

Laundry Room

17'7" x 4'11"

W.C

Stairs to First Floor

Bedroom One

14'2" x 11'2" (max)

Bedroom Two

12'7" x 11'1" (max)

Bedroom Three

8'3" x 7'1"

Shower Room

Stairs to Loft Room

Loft Room

15'11" x 11'8" (max)

Externally

The property sits nicely back from the road and is approached over a private driveway, providing ample off road parking. To the rear, the garden is truly spectacular and extensive. There is a glorious porcelain terrace which offers ample space for seating and entertaining. The Koi pond is a standout element of this glorious garden with a beautiful waterfall feature. (Please note, we have been advised this pond could be easily filled if it wasn't suitable for your needs). The lawn is expansive and bordered by mature bamboo hedging. There is also a pergola providing another, exclusive seating area.



Council Tax
Band C.

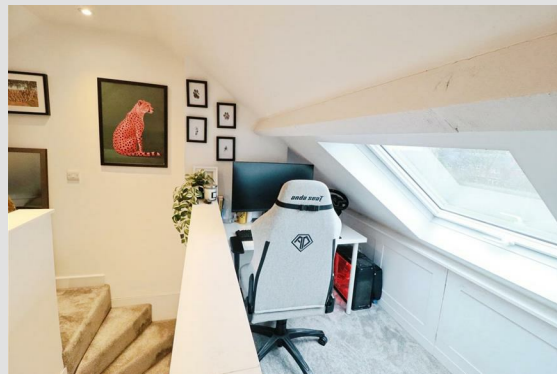
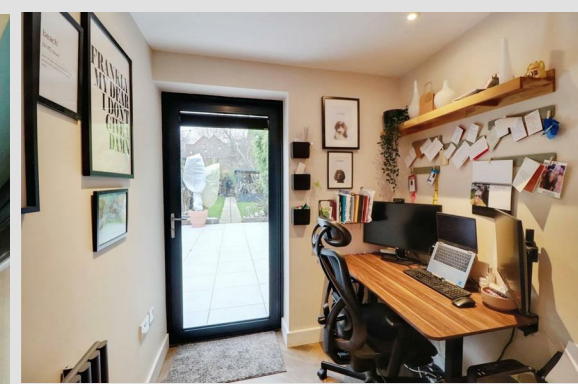
Tenure

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.

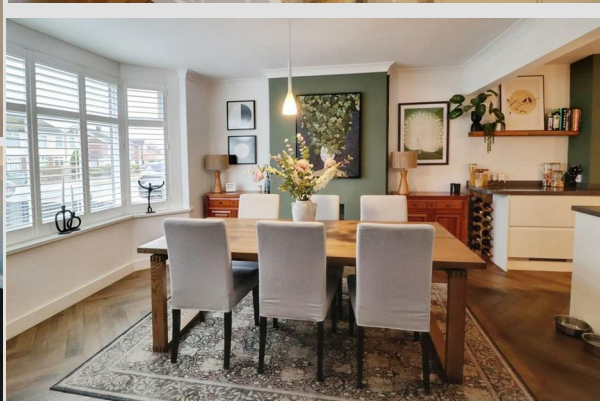
Why choose us?

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.

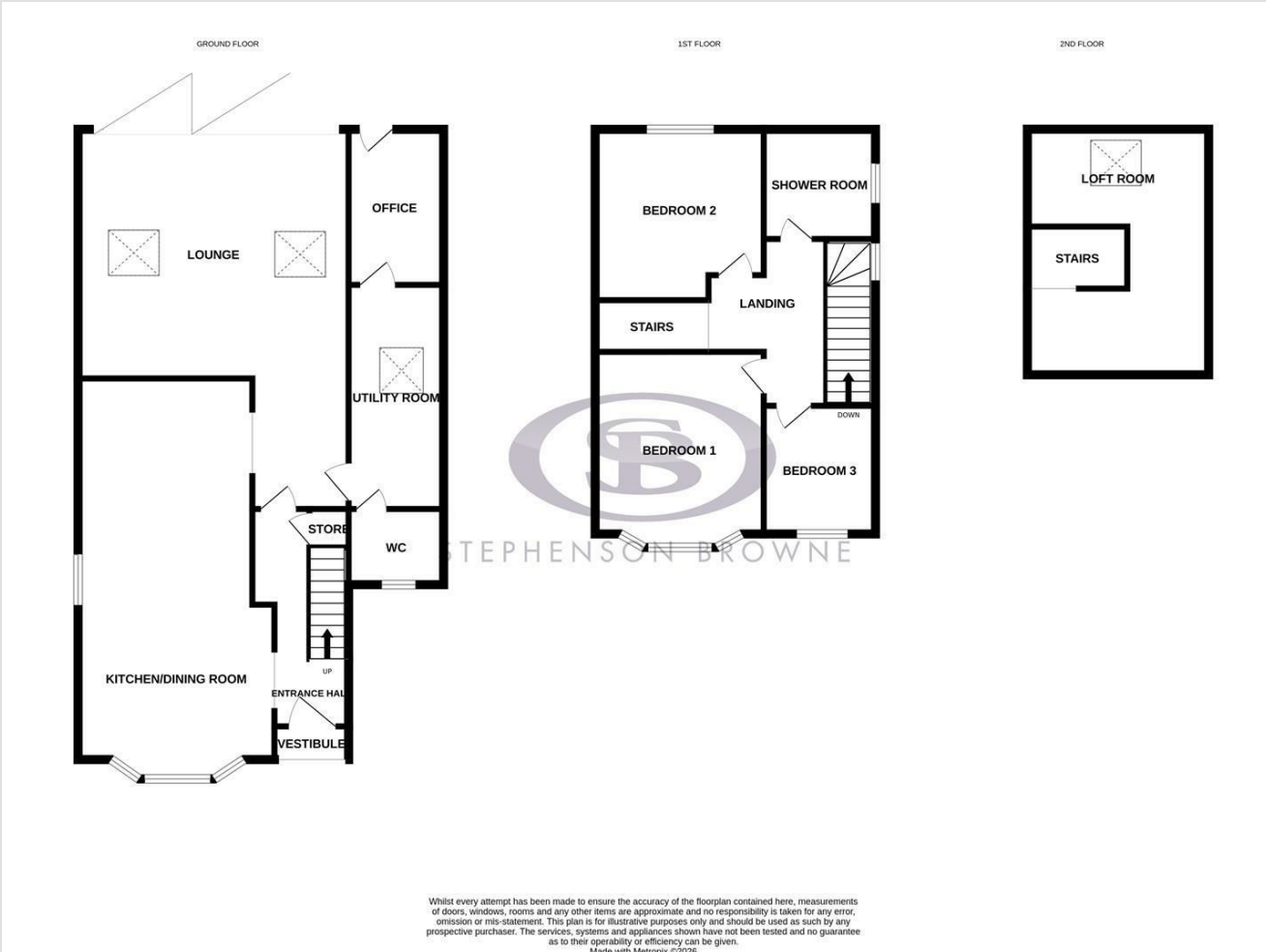
For a FREE valuation, please call or email and we will be delighted to assist.



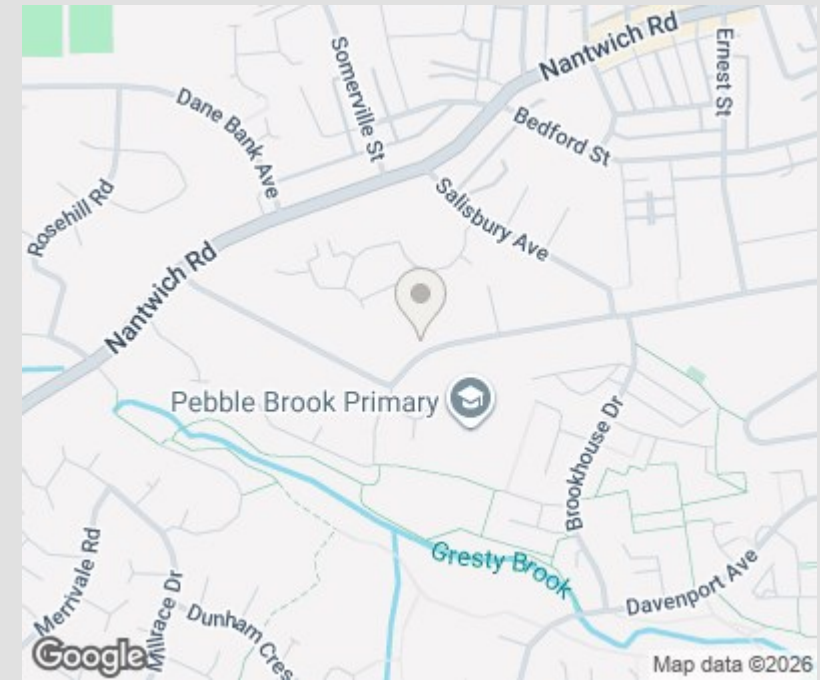




Floor Plan



Area Map



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			
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	

Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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