



**168 Primrose Avenue**  
CW1 5QP  
**£190,000**



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STEPHENSON BROWNE





£190,000

# 168 Primrose Avenue

- No Buying Chain Involved
- Off Road Parking & Garage
- Set Within a Prime Sought After Location
- DG & GCH
- Sun Room/Lean To Conservatory
- Three Bedrooms
- Gardens to Front & Rear
- Close to Highly Regarded Schools
- Ideal For All Age Groups
- Viewing Recommended

Upon approach to the property you will see a lovely established monkey puzzle tree along with ample off road parking and a garage all enhancing the property perfectly. Inside, this home unfolds to reveal a spacious layout, ripe for personalization and upgrading to suit individual tastes and preferences. The interior space comprises generous living areas, including a lounge with large bow window and open plan stairs, a room that's ideal for relaxation and entertaining. There is a kitchen dining area awaiting a contemporary makeover, however still functional. With thoughtful renovation, this space could easily become the heart of the home, catering to culinary enthusiasts and family gatherings alike. Upstairs, the property features three bedrooms. A modern shower room completes the accommodation. Externally, the property boasts a private garden area, perfect for outdoor leisure activities and al fresco dining during warmer months. Situated within the desirable village of Haslington, residents benefit from a picturesque setting, with woodland walks while remaining within easy reach of local amenities, highly regarded schools, and great transport links. This sought after location encapsulates the essence of village living, offering a tranquil retreat after a long day's work.



## Entrance Porch

Double glazed entrance door.

**Lounge** 16'5" x 14'10" maximum (5.026m x 4.533m maximum)  
Double glazed bow window. Stairs to first floor. Two radiators.

## Kitchen Diner

16'5" x 7'10" (5.025m x 2.395m)

Two windows and door to the lean to. Radiator. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Four ring gas hob. Space for a fridge. Space for a dining table and chairs.

## Sun Room

13'4" x 5'10" (4.077m x 1.798m)

Double glazed windows and door to the garden. Radiator.

## Stairs to First Floor

Landing with double glazed window and access to loft space.

## Bedroom One

13'5" x 9'1" (4.095m x 2.773m)

Double glazed window. Radiator.

## Bedroom Two

10'0" x 9'6" (3.053m x 2.905m)

Double glazed window. Radiator.





## Directions

### Bedroom Three

7'1" x 7'0" maximum (2.175m x 2.146m maximum)

Double glazed window. Radiator.

### Shower Room

Shower enclosure with wall mounted shower as fitted. Wash hand basin. Low level W.C. Complementary tiling.

### Externally

The property is set back from the road with a driveway providing ample off road parking. There is a garage to the side. To the rear the garden is enclosed.

### Garage

Double opening doors. Personal door to the garden.

### 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.

### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

### Council Tax

Band B

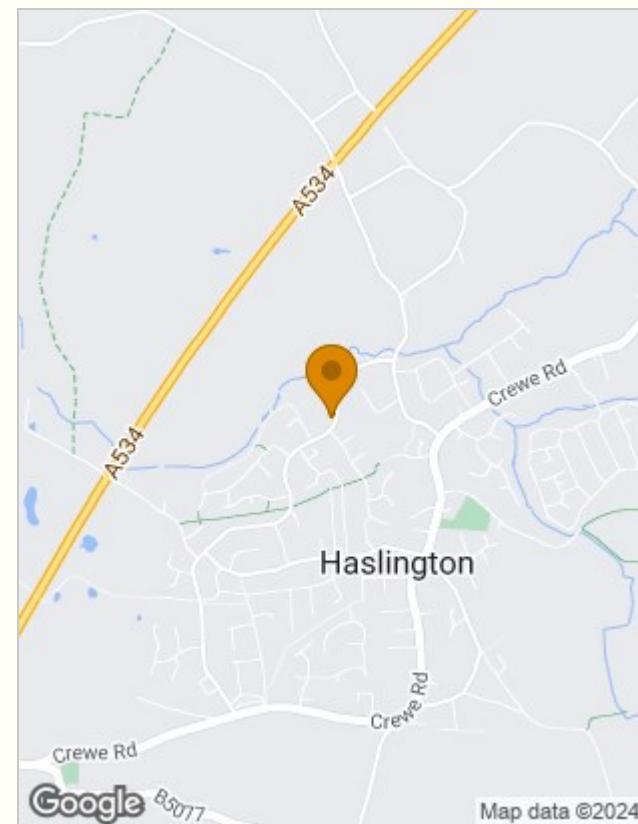




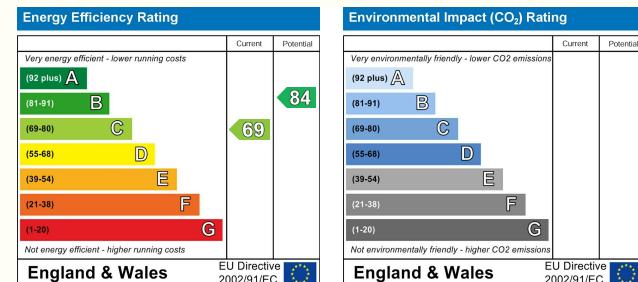
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Crewe Sales 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 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 item; (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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)