



STEPHENSON BROWNE

Weston Lane, Shavington Crewe

CW2 5AN



£350,000

DESCRIPTION

This fabulous home affords lovely features which are enhanced by the beautiful decor. This home has a contemporary feel throughout whilst retaining its character, bright and airy, each room flowing effortlessly into the next. Offered for sale with no buying chain involved featuring an impressive 300ft garden rarely seen, definitely a gardeners dream!

We here at Stephenson Browne are delighted to bring this stunning three bedroom home to the market, we are sure it will delight upon inspection, it is situated within a highly regarded area offering a fantastic opportunity for a wide variety of buyers, especially a family or anyone seeking a spectacular outdoor space.

The ground floor offers an abundance of living space, comprising three reception rooms and a kitchen. To the front of the property is a bright and spacious lounge, ideal for relaxing. This is complemented by a versatile lounge/diner, providing an excellent space for both everyday living and entertaining. To the rear, a well appointed kitchen/diner offers ample storage and workspace, with access through to a charming conservatory that overlooks the garden, perfect for enjoying family meals or social gatherings throughout the year.

Upstairs, the property features three bedrooms, including two generous doubles and a comfortable single room, suitable for a child's bedroom, guest room, or home office. A contemporary family bathroom completes the first floor.

Externally, the property boasts an impressively long private rear garden, offering a generous mix of lawn and patio space, ideal for outdoor dining, entertaining, and family



leisure, with plenty of room for further landscaping or extension potential (subject to permissions). To the front, there is off street parking and side access to the garden.

Conveniently located close to local amenities, schools, and transport links, this home combines comfort, practicality, and accessibility in a desirable residential area.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

13'1" x 10'9"

Lounge/Diner

17'8" x 12'9"

Kitchen/Diner

17'8" x 11'11"

Conservatory

9'2" x 9'6"

Stairs To First Floor

Landing

Bedroom One

12'5" x 10'9"

Bedroom Two

9'6" x 10'4"

Bedroom Three

7'10" x 9'10"

Bathroom

8'6" x 5'10"

Externally

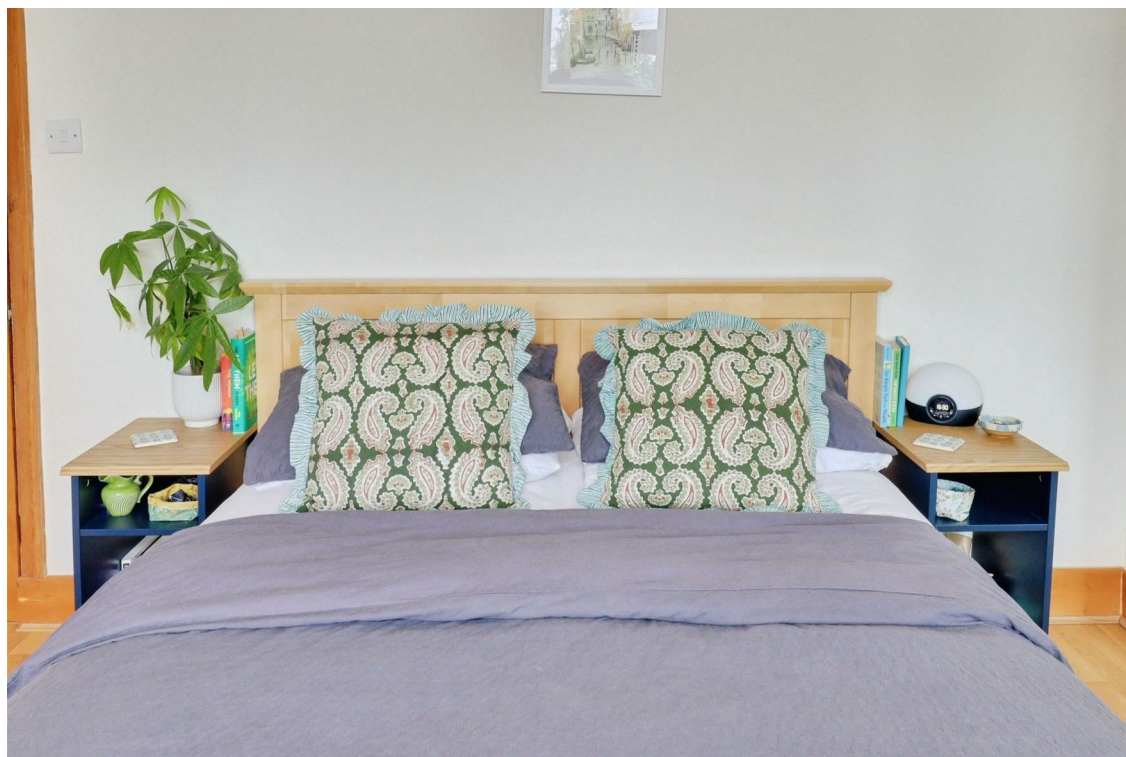
The front offers a large driveway with neat hedging. The rear boasts a long, private garden with lawn, mature trees, and a peaceful setting.

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



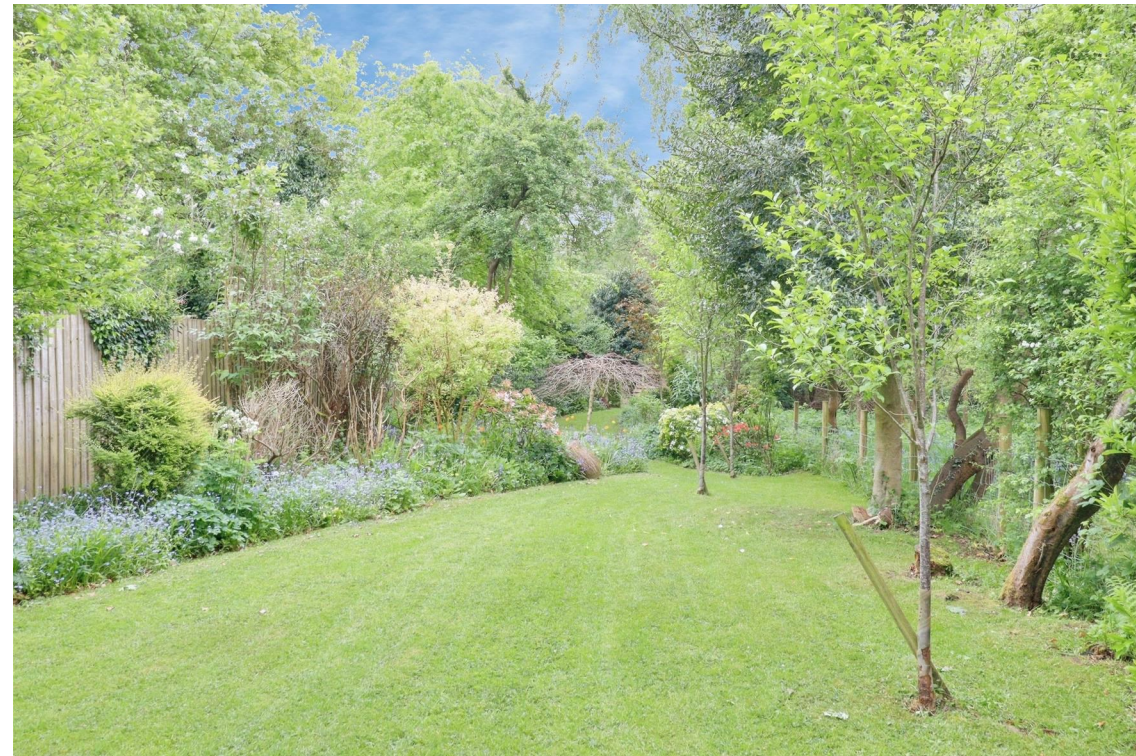
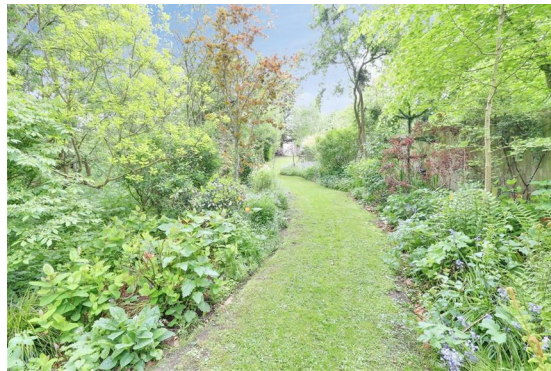
Tenure

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.

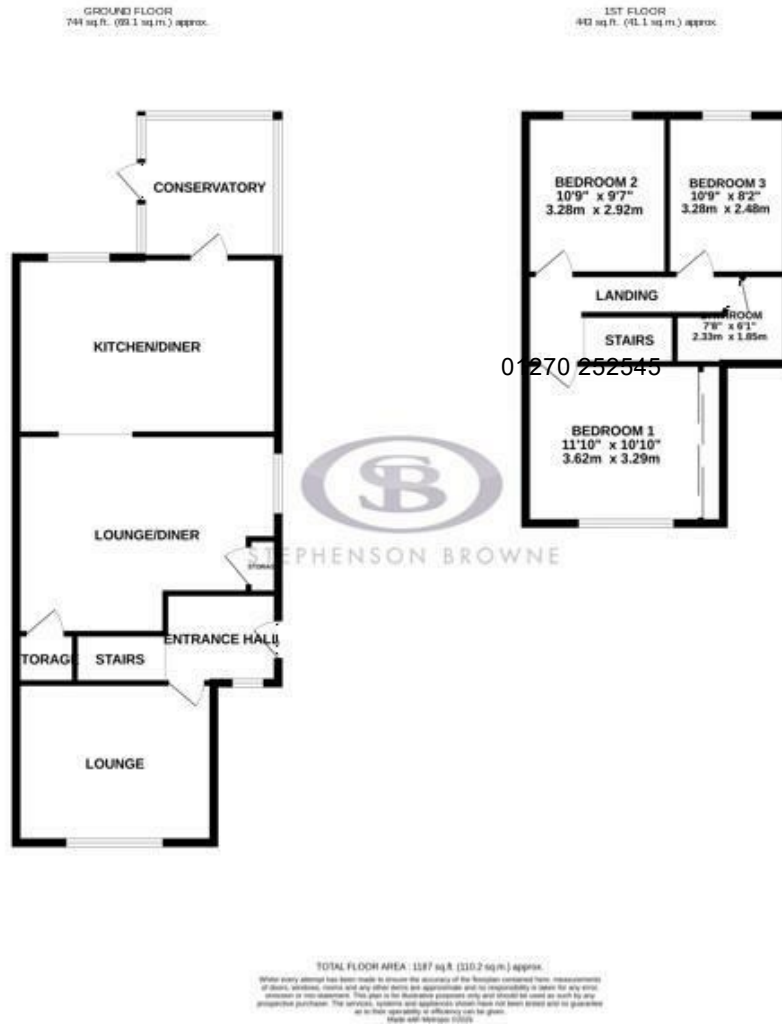
Why choose us?

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.

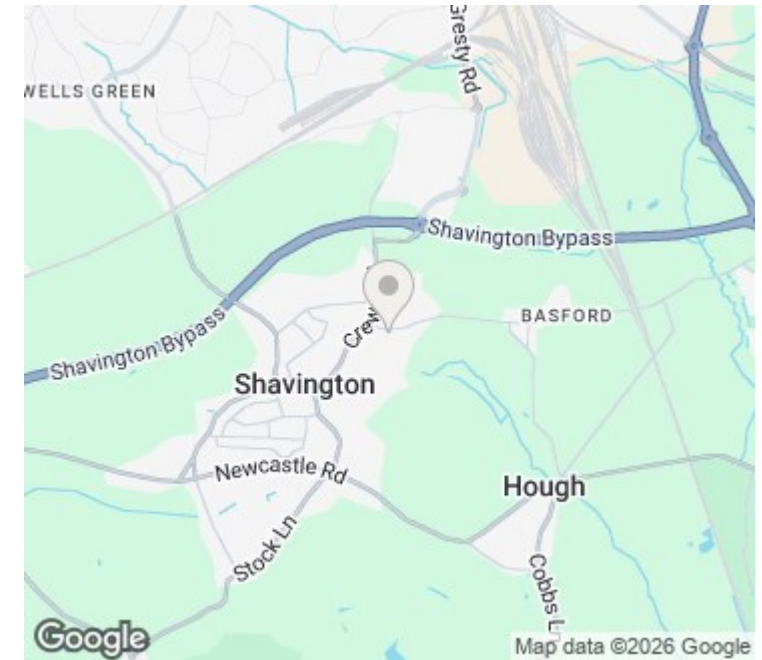
For a FREE valuation, please call or email and we will be delighted to assist.



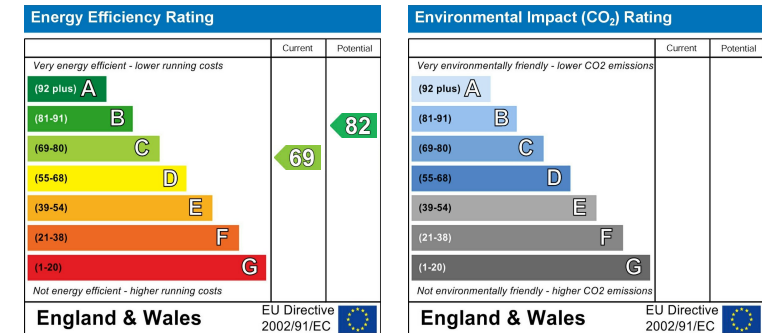
Floorplans



Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing 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 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**

T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk