



526 Crewe Road

CW11 3RY

Offers In The Region Of £235,000



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STEPHENSON BROWNE

A rare opportunity to acquire a fully renovated three double-bedroomed cottage in the highly popular Wheelock locality; an ideal first or last home with views of Wheelock Playing Fields behind.

The kitchen is high specification boasting integrated dishwasher and fridge / freezer, Belfast sink, electric oven, induction hob with extractor over, a storage larder and tiled flooring. There is a large living room with stairs leading to the first floor, access to the separate utility, understairs storage and French doors leading to the rear patio and garden. The utility room holds space and plumbing for a washing machine and tumble dryer. To the first floor, there are three double bedrooms, the shower room has a walk-in mixer power shower, vanity hand wash basin with storage, and low level WC.

Externally, there is driveway parking for two vehicles, plus on-road parking front and rear, a detached single garage, two outbuildings - one with power and barn tilt and open stable door. The garden has been upgraded with venetian slatted fencing and is fully enclosed and private.



Kitchen / Diner

13'1" x 11'11"

Living Room

10'2" x 18'8"

Utility

5'6" x 5'2"

Bedroom One

8'9" x 9'10"

Bedroom Two

8'10" x 9'10"

Bedroom Three

9'6" x 10'2"

Shower Room

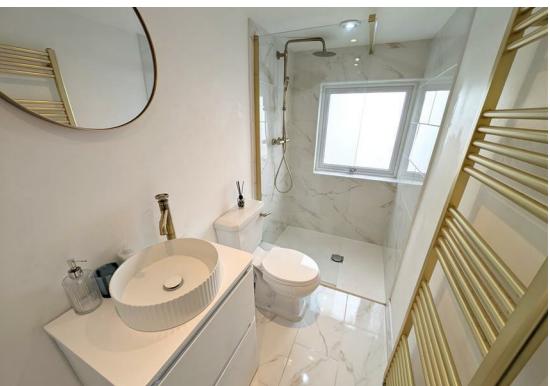
9'6" x 4'0"

General Notes

The combi boiler is two years old and is still within warranty. Fitted with Hive Central Heating System. The loft is partially boarded and with power. A new roof was installed one year ago with a ten year warranty. The windows are uPVC double glazed two years ago and holds FENSA certification.

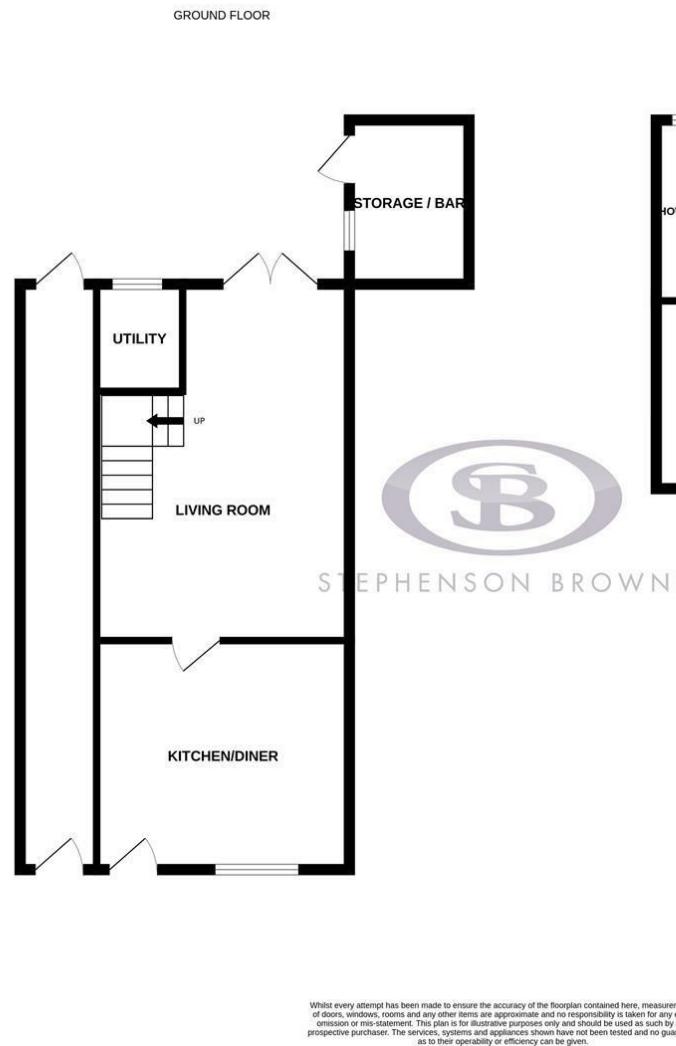


- Fully Rennovated
- Driveway Parking at Rear
- Garage at Rear
- Field Views
- Modern Shower Room
- Three Double Bedrooms
- Separate Utility
- Large Garden
- Village Location
- Close to Schools and Sandbach Town Centre





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.

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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(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 Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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