



STEPHENSON BROWNE

## April Cottage, Waterloo Road, Haslington CW1 5TA



Asking Price £360,000



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## DESCRIPTION

April Cottage is exactly what buyers picture when they think of a true village cottage - full of charm, thoughtfully updated, and tucked away in a sought-after location on Waterloo Road in Haslington Village.

Dating back to the 1870s, this delightful three-bedroom home blends character features with modern upgrades, creating a warm and welcoming space that's ready to move straight into. Set behind a quaint picket fence, the property enjoys a lawned front garden and a sense of privacy from the outset, with driveway parking and a spacious detached garage adding practical appeal.

Inside, the accommodation is both versatile and well-presented. The heart of the home is a recently installed, high-spec kitchen, complete with a full range of integrated appliances—ideal for everyday living and entertaining alike. The open-plan living and dining area flows beautifully into a conservatory, creating a bright and sociable space. A contemporary shower room has also been recently fitted to an excellent standard, designed with accessibility in mind.

Upstairs, there are three well-proportioned bedrooms, while additional features such as ample storage and a boarded loft with



ladder and light enhance the home's practicality.

Externally, the property truly comes into its own. The rear garden is completely private and not overlooked, having been recently landscaped to a high standard. It features Indian stone and cobbled pathways, a generous pergola seating area, and a raised section perfect for barbecues and entertaining - offering a secluded retreat for relaxing or hosting guests. In addition, a hidden spot behind the garage provides a peaceful outlook over open fields, a rare and charming bonus.

Perfectly positioned within walking distance of Crewe Golf Club, local shops, amenities, and well-regarded schools, April Cottage also offers excellent convenience for commuters.

A unique opportunity to acquire a characterful home with modern comforts in a desirable village setting.



# ROOM DESCRIPTIONS

## Entrance Hall

8'7" x 5'4"

Double storage cupboard.

## Living / Dining Room

20'4" x 12'4"

## Kitchen / Breakfast Room

18'3" x 8'9"

A range of tall and base units with Quartz worksurfaces over. Integrated Siemens appliances - fridge / freezer, dish washer, washing machine, coffee machine, warming drawer, microwave combination oven and single oven. Integrated bins. Breakfast bar with space for three stools. Quooker instant boiling tap. Induction hob with extraction hood above. Pullout larder and carousels.

## Conservatory

11'0" x 9'1"

Power and heating.

## WC

6'2" x 2'11"

## Bedroom One

11'5" x 10'2"

Sliding wardrobes.

## Bedroom Two

8'7" x 8'3"

Fitted furniture.

## Bedroom Three

12'0" x 8'9"

Fitted furniture.

## Shower Room

9'10" x 8'8"

Underfloor heating. DAD rails. Walk-in shower. Vanity sink and WC with storage. LED demist mirror. Heated towel rail.

## Garage

18'9" x 13'1"

Light, power and pitched storage above.

## 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.



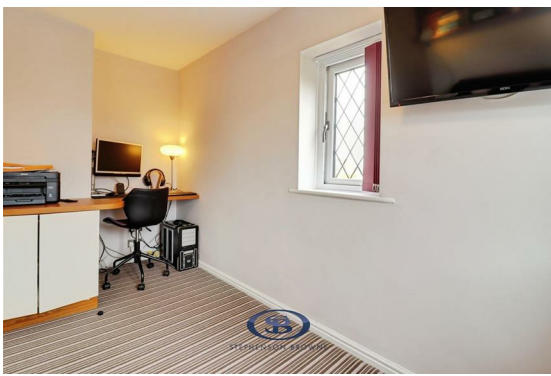
**AML Disclosure**

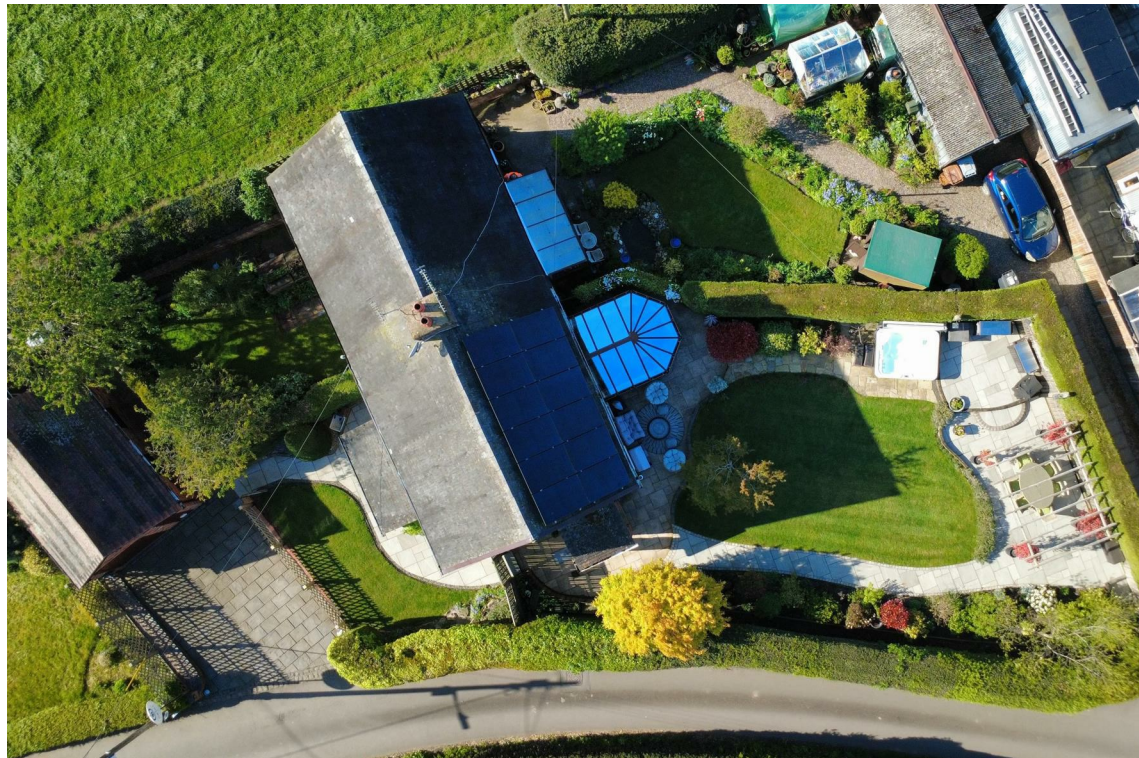
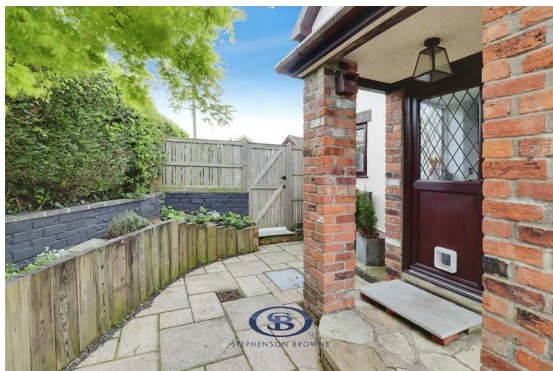
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## Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

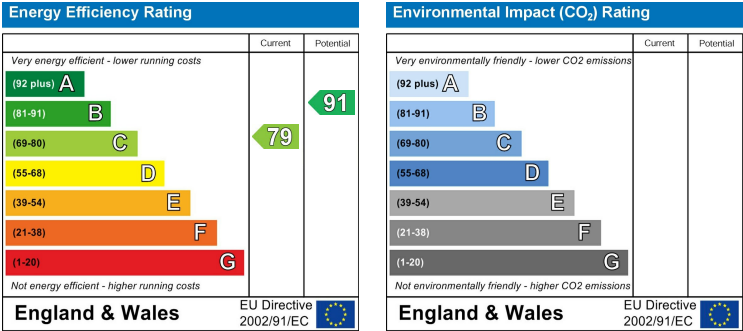


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



# EPC Rating



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