



STEPHENSON BROWNE

**George Gallimore Drive,
Winterley
CW1 5AQ**



**Offers In The Region Of
£435,000**

DESCRIPTION

Welcome to George Gallimore Drive, a beautifully presented three-storey detached family home, ideally positioned within the sought-after village of Winterley. Set on a relatively new development, this impressive property boasts an EPC rating of B, making it an energy-efficient choice for modern family living.

The accommodation is both generous and versatile, arranged across three floors. The top floor is dedicated to the stunning principal suite, featuring a spacious double bedroom, ensuite shower room, and a further fifth bedroom which lends itself perfectly as a private dressing room, home office, or nursery.

On the middle floor, you will find three well-proportioned double bedrooms. Bedroom two benefits from its own ensuite and walk-in wardrobe, while bedrooms three and four are served by a stylish family bathroom. Ample storage is provided throughout the home.

The ground floor offers superb living space, ideal for both family life and entertaining. A spacious front living room, and a contemporary open-plan kitchen diner forms the heart of the home, complemented by a separate utility room and a convenient downstairs WC. The property is tastefully decorated throughout,



allowing a buyer to move straight in with ease.

Externally, the home continues to impress with a recently landscaped, low-maintenance, south-facing garden, thoughtfully improved by the current owner. To the front, land is included, alongside driveway parking and a detached garage. The location enjoys picturesque views and access to scenic village walks.

Ideally situated for commuters, Haslington offers excellent access to Crewe, Sandbach, and the M6, all just a short drive away.

Offered with no onward chain, this exceptional home must be viewed to be fully appreciated.



ROOM DESCRIPTIONS

Entrance Hall

Understairs storage add storage cupboard. Nest central heating system.

Living Room

11'5" x 18'9"

Kitchen Diner

18'9" x 11'5"

A range of wall and base units with worksurfaces over. Integrated dishwasher, fridge and freezer. Oven and built-in microwave. Breakfast bar with space for four bar stools and space for a large dining table.

Utility

6'10" x 3'11"

Space and plumbing for a washing machine and tumble dryer.

WC

4'9" x 7'3"

Bedroom One

13'9" x 14'4"

Built-in sliding wardrobes. Skylights.

Ensuite (Bedroom One)

10'7" x 6'3"

Skylight.

Bedroom Two

11'5" x 9'2"

Walk-in wardrobe.

Ensuite (Bedroom Two)

6'2" x 5'10"

Bedroom Three

10'7" x 11'5"

Bedroom Four

8'2" x 11'5"

Bedroom Five

8'2" x 10'0"

Skylights.

Bathroom

6'10" x 9'6"

Four-piece suite.



Landing (First Floor)

Airing cupboard.

External

Driveway parking for several vehicles. Gated side access and storage to the other side. To the rear, a recently landscaped and low maintenance garden with porcelain tiles and raised flower beds. External tap. A detached garage with power, light and 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.

Parcel of Land to the Front *

We understand from the vendor that the parcel of land to the front of the property is on the property deeds. We would however recommend that your solicitor check this prior to exchange of contracts.

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.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

Estate Charge

The charges for the estate are approx. £470.46.







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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(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	

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