



22 TATE DRIVE, HASLINGTON, CREWE, CHESHIRE,
CW1 5FZ

OFFERS OVER £470,000



STEPHENSON BROWNE

This impressive detached family home on Tate Drive offers an abundance of space and versatility, making it an ideal choice for growing families. With five well-proportioned bedrooms and three reception rooms, this property can easily adapt to your lifestyle needs, whether you require a dedicated study, playroom, or additional living space.

The home boasts a generous ensuite shower room, a family bathroom, and a convenient downstairs WC, which presents the opportunity for conversion into an ensuite for the fifth bedroom, currently utilised as a study. The kitchen is well-equipped and complemented by a separate utility room, ensuring that daily tasks are both efficient and enjoyable. Ample fitted wardrobes and storage solutions throughout the home provide practicality without compromising on style.

Outside, the property features a spacious driveway with ample parking, along with a double garage, offering both convenience and security. The private and enclosed rear garden is perfect for family gatherings, outdoor play, or simply enjoying a quiet moment in the fresh air.

This substantial family home is situated in a popular area, making it an attractive option for those seeking a blend of comfort and community. With its generous living spaces and potential for personalisation, this property is not to be missed. Come and discover the perfect setting for your family's next chapter in Haslington.



Entrance Hall

16'4" x 6'1"

With mirrored sliding wardrobes for cloaks.

Lounge

19'6" x 11'5"

With gas fire.

Family Room

16'3" x 10'9"

A large sitting room with sliding patio doors.

Kitchen

10'10" x 10'9"

Howdens kitchen. Pantry cupboard. A range of wall and base units with work surfaces over. Wine cooler. Space and plumbing for a dishwasher. Space for a fridge freezer.

Electric microwave and oven. Ceramic hob with extraction hood above.

Dining Room

10'9" x 10'9"

Space for a large dining table. Sliding patio doors.

Utility

10'9" x 5'6"

Space and plumbing for a washing machine and tumble dryer. Hole for vent. Space for an additional fridge or freezer. Storage cupboards

WC

5'7" x 4'5"

Study / Bedroom Five

10'7" x 9'7"

Currently utilised as a grand study.

Landing

11'5" x 10'2"

With airing / storage cupboard. Loft access.

Bedroom One

18'4" x 11'8"

Super king sized bedroom with fitted mirrored sliding wardrobes.



Ensuite

9'6" x 6'0"

Shower cubicle, corner vanity sink and WC.

Bedroom Two

12'9" x 9'10"

Double bedroom with fitted sliding wardrobes.

Bedroom Three

12'4" x 8'8"

Double bedroom with fitted sliding wardrobes.

Bedroom Four

10'8" x 9'9"

Double bedroom with fitted sliding wardrobes.

Bathroom

9'3" x 5'5"

Bathtub, hand wash basin and WC.

Double Garage

With water, power and gas. A partially boarded loft hatch.

Externally

South-facing garden

General Notes

The property has an alarm system installed. Ethernet tv cable located in the living room for fast streaming.

The boiler is approximately ten years old and is fully serviced.

AML Disclosure

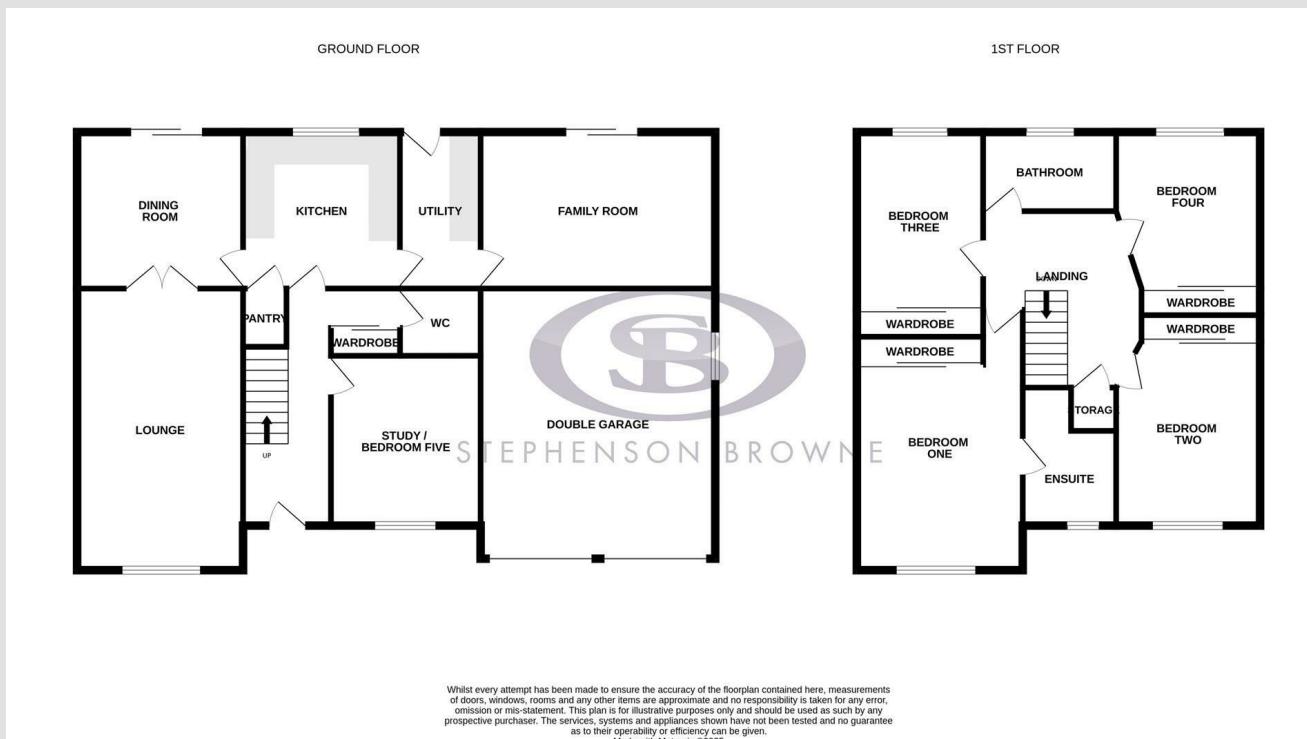
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Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	68
(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	©

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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