



22 NEW STREET, HASLINGTON, CREWE, CW1 5PN

OFFERS OVER £300,000



STEPHENSON BROWNE

A five-bedroom semi detached property situated on New Street in the rural village of Haslington. A super sustainable home with 'green credentials'. This opportunity presents buyers looking for extra space for a family, working from home with simple living but offering a modern family residence with the added benefit of 16 Solar Panels and a 9.5kVa battery back up, all recently installed and under guarantee. New Street is a remarkably quaint no-through road tucked away in the heart of Haslington. It is only a short walk from the various amenities that the village has to offer, including: a doctor's surgery, dentist, convenience stores, a post office, local butchers, popular takeaways, an entertainment club, three pubs and a beauty salon, plus a preschool nursery and two primary schools.

Haslington is conveniently positioned on the outskirts of Crewe with only a short drive to Sandbach, Crewe and Stoke-on-Trent. Crewe Railway Station is a short car or public transport way. Junctions 16 and 17 of the M6 motorway are within 15 mins of the village. Haslington is less than 45 minutes from the southern reaches of Greater Manchester, Liverpool and Birmingham. Crewe to London, by rail, is within 1 hour 30 minutes.



This vast family home has a multitude of rooms and versatility on offer. The ground floor is comprised of a cosy living room, with plenty of space for all the family to enjoy, enhanced for extra coziness with a modern and recently installed multi-fuel, log burner.

The newly fitted kitchen / breakfast room is open plan with access to the dining / family room at the rear, a fantastic area to cook and entertain. This entertainment area extends into the secluded garden via French doors. The kitchen has a large surface area of work top and 'floor to ceiling' separate fridge and freezer units. There is an integrated dishwasher and wine cooler to help the entertainment flow as well as a range cooker and extractor. Additionally, the kitchen boasts a separate utility with a sink and washing machine point. This area doubles as a boot and coat storage area. Handy for children and pets. You will also find a very convenient downstairs wet room, separate toilet and a connecting sitting room currently used as a home office but can be thought of as a family playroom, gym or an accessible bedroom 6 for those requiring easy access and care for relatives.

To the first floor, there are five bedrooms, three of which are double, two with fitted wardrobes. The family shower room is well equipped with a low-level WC, shower cubicle and integrated work top with wash hand basin, boasting an abundance of built in cabinetry. The loft is fully boarded out for a suitable place to store your luggage and seasonal decorations!

Externally, the rear garden space has a mixture of paving and raised beds. There is a small storage shed. This area is safe, fully enclosed for pets and children alike. Two gates provide additional safety to a side entrance. To the front, there is an invaluable, recently improved driveway parking which can comfortably accommodate at least 4 medium sized vehicles, a vital asset for a home of this size! There is an external electric point for single phase with an Electric Vehicle charging point.

We highly recommend an early inspection of this property to truly appreciate the space that is on offer.

Entrance Hall
12'11" x 6'7"

Living Room
12'9" x 12'9"
Log burning stove.



Kitchen / Breakfast Room

19'8" x 9'6"

A range of wall and base units with work surfaces over. Integrated fridge / freezer, wine cooler and dishwasher. Five ring range cooker. Stainless steel sink. Under counter lights with 8 spotlights to give the room a light workable space.



Family / Dining Room

15'1" x 9'10"

Utility

8'3" x 7'6"

Wall and base units with space and plumbing for a washing machine. Stainless steel sink.

WC

4'5" x 3'5"

Wet Room

4'8" x 4'5"

Sitting Room

11'1" x 7'2"

Bedroom One

12'5" x 11'9"

Sliding wardrobes.



Bedroom Two

12'5" x 10'9"

Sliding wardrobes.

Bedroom Three

10'9" x 7'2"

Bedroom Four

8'6" x 7'6"

Bedroom Five

8'6" x 5'10"

Shower Room

9'0" x 7'6"

Vanity sink unit with ample fitted storage cupboards and drawers.



Externally

Driveway parking for several vehicles. Rear garden with mixture of paving and raised beds.



Tenure

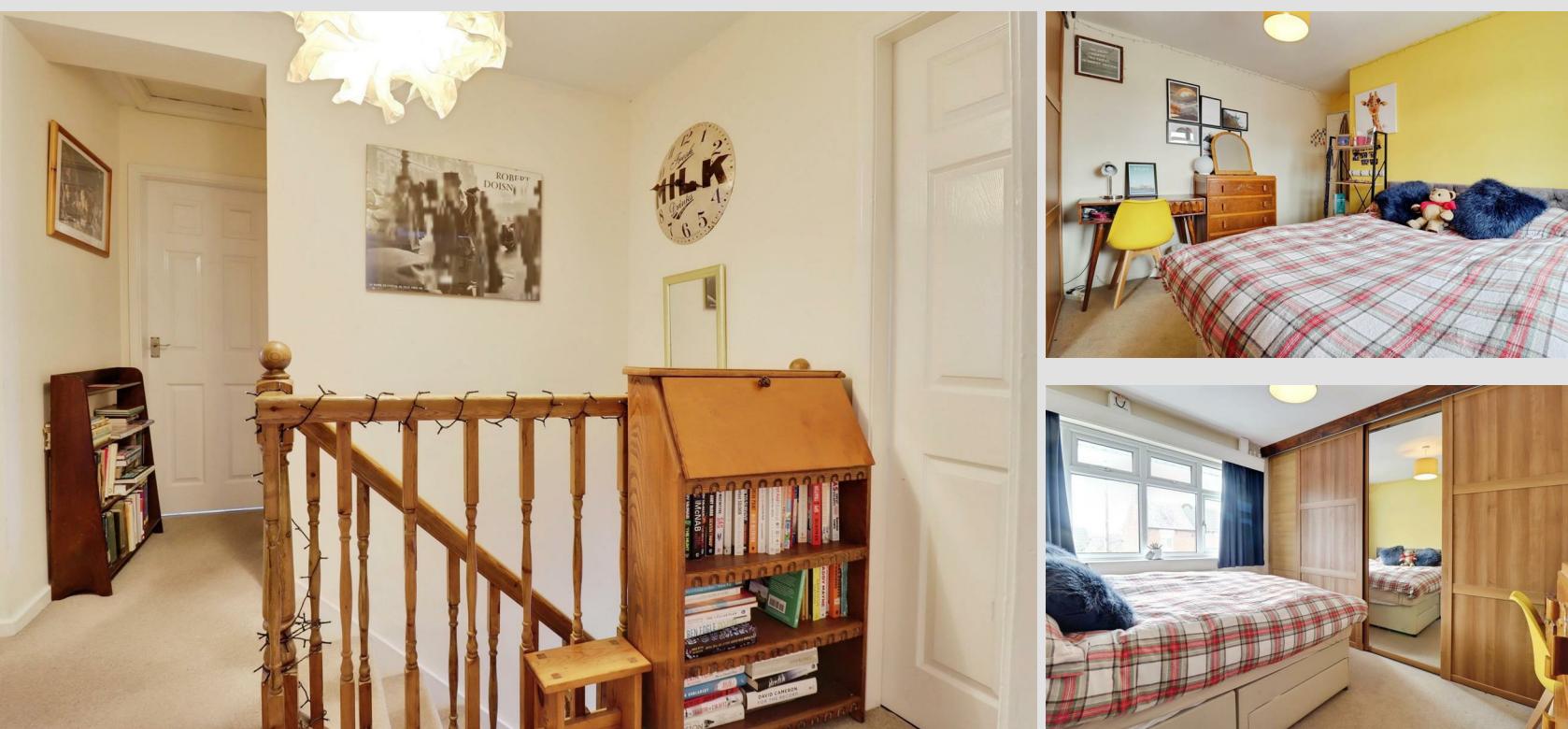
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

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.

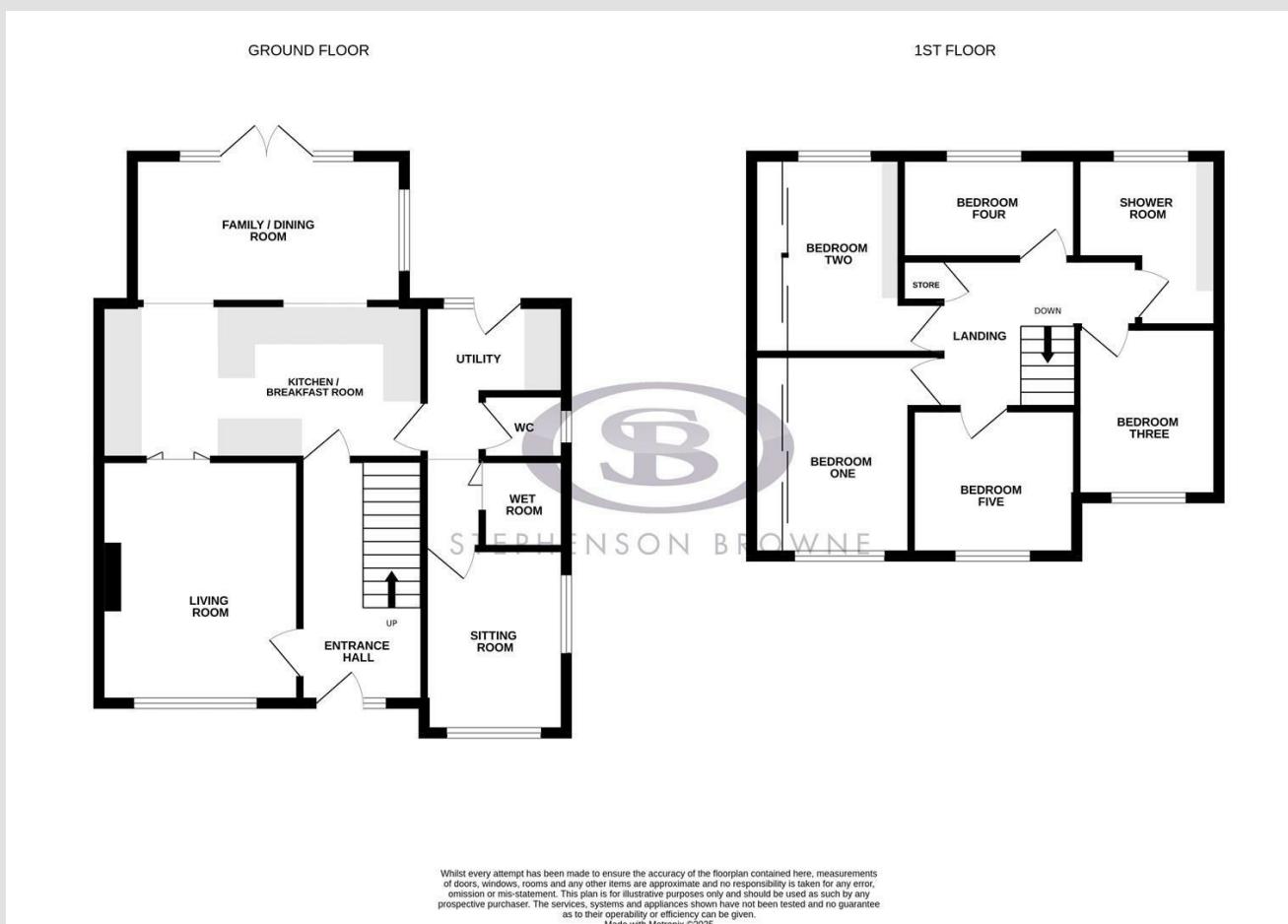
Why Choose SB Sandbach To Sell Your Property?

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.

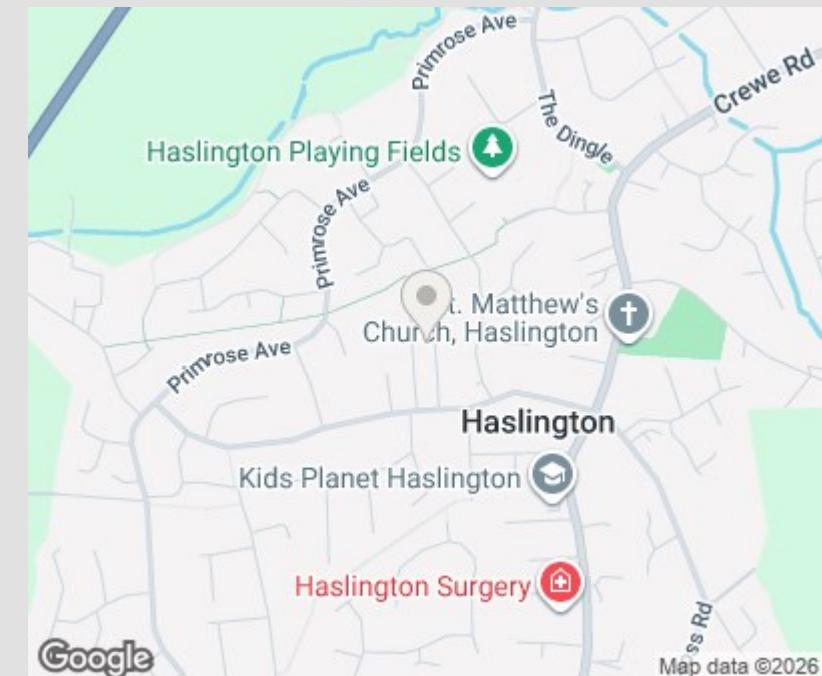




Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	95
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
(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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