



**110 Samuel Armstrong Way, Crewe, CW1 4SH**  
**£220,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Located on a modern residential development in Crewe, this property on Samuel Armstrong Way benefits from excellent access to a wide range of local amenities, including supermarkets, retail parks and leisure facilities. The area is well served by reputable schools such as Sir William Stanier School and Monks Coppenhall Academy, making it an ideal choice for families. Crewe is particularly well known for its outstanding transport links, with Crewe Railway Station offering fast connections to Manchester, Liverpool and London, alongside easy access to major road networks. Nearby green spaces and parks provide opportunities for outdoor recreation, ensuring a balanced lifestyle in a well-connected location.

This well-presented three-bedroom semi-detached home, built in 2019, offers stylish and modern living throughout. The ground floor features durable LVT flooring and comprises a welcoming entrance with useful storage, a contemporary kitchen/diner fitted with wall and base units and integrated appliances including an induction hob, double oven, dishwasher, washing machine and fridge/freezer, and a bright living room with double doors opening onto the garden. A convenient ground floor WC completes the layout. To the first floor are three bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom with a three-piece suite and over-bath shower. Externally, the property boasts a low-maintenance rear garden with patio, artificial lawn and a fully insulated summer house with power, ideal for home working or leisure use. Additional benefits include side gate access, EV charging point and timber fencing, creating a practical and attractive outdoor space.

### FRONT

#### GROUND FLOOR

##### Hallway

LVT flooring, storage cupboard, door to kitchen/diner, living room, WC.

##### Living Room 15'1" x 10'2" (4.6m x 3.1m)

LVT flooring, painted walls, window to front, double doors to side into garden, radiator.

##### Kitchen/Diner 15'1" x 7'10" (4.6m x 2.4m)

LVT flooring, wall mounted and base units, integrated induction hob, double oven, extractor, washing machine, dishwasher, fridge/freezer, window to side and front, painted walls, radiator.

##### Cloaks/WC 4'11" x 3'3" (1.5m x 1m)

LVT flooring, toilet, sink, radiator, painted walls.

#### FIRST FLOOR

##### Bedroom 10'9" max x 10'5" (3.3m max x 3.2m)

Window to rear, carpet, painted walls, radiator, door to en suite.

##### En Suite 7'10" x 5'6" (2.4m x 1.7m)

Window to front, tiled and painted walls, tiled floors, toilet, shower, duck, heated towel rail.

##### Bedroom 8'6" x 8'2" (2.6m x 2.5m)

Window to side, carpet, painted walls, radiator.

##### Bedroom 8'2" x 6'2" (2.5m x 1.9m)

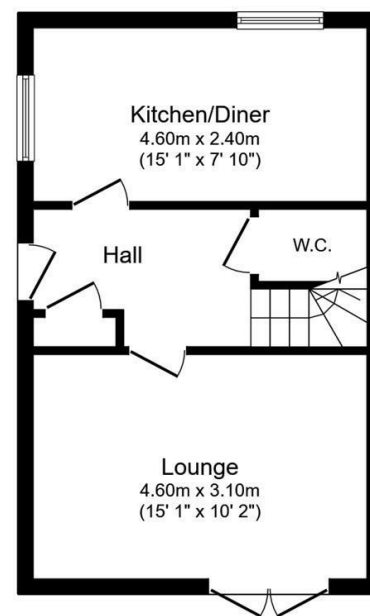
Window to front, carpet, radiator, painted walls.

##### Bathroom 6'2" x 5'6" (1.9m x 1.7m)

Three piece suite with over bath shower, tiled floor, tiled and painted walls, window to front.

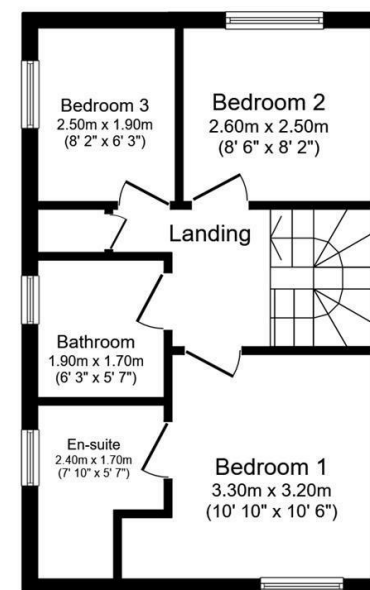
##### Rear Garden

Patio, artificial lawn, summer house insulated with power, EV point, side gate access, wood fence borders, tap.



Ground Floor

Floor area 35.0 sq.m. (376 sq.ft.)



First Floor

Floor area 35.0 sq.m. (376 sq.ft.)

Total floor area: 69.9 sq.m. (753 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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