



INDEPENDENT ESTATE AGENTS



62 Shelburne Drive
Haslington
Crewe
Cheshire
CW1 5QG

£275,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		80
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D	65	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

38 High Street, Sandbach, CW11 1AN
T: 01270 763200 | F: 01270 759381
E: sandbach@stephensonbrowne.co.uk | W: www.stephensonbrowne.co.uk
ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE

Tucked away in to a private corner and enjoying a generous plot size this two bedroom detached bungalow is extremely well presented throughout and enjoys a beautiful wrap-around garden. Offered for sale with no onward chain.

Agents Remarks

Here we have a delightful home offering tasteful modern decor throughout and a practical layout to suit a number of purchasers. The property benefits from a Conservatory off the Kitchen which is a splendid place to relax and look out across the garden. A large and spacious Lounge provides a bright and airy living space with ample room for furniture, good news for those down-sizing.

The accommodation briefly comprises; Hallway, Kitchen, Conservatory. Dining Room, Lounge, two Bedrooms with the master bedroom benefiting from an En-suite and a family Bathroom.

Outside there is ample off road parking provided by a driveway and attached garage with electric door, and a fully enclosed rear garden stocked with a great array of flourishing plants and shrubs.

Location

Haslington Village has a range of day to day shops including; bakers, newsagents, hairdressers, pubs, well reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Local schools are held in high repute, many families move into the area with this in mind.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter.

Directions

From our town centre office at the roundabout take the first exit and carry straight on at the second roundabout. Take the first exit at the third roundabout onto Old Mill Road and then take the third exit at the next roundabout onto the A534. At the next roundabout take the first exit onto Crewe Road and continue along here for approximately 1½ miles before turning right into The Dingle. Take the second turning on the left into Primrose Avenue and then the second turning on the right into Shelburne Drive. Follow the road right the way around and the bungalow is tucked away in the very top corner.

ACCOMMODATION

Entrance Hall

UPVc double glazed front door, wood effect laminate flooring, three ceiling light points, one wall light, two smoke alarms, access to the boarded loft space, airing cupboard housing the wall mounted Vaillant combi boiler and also fitted with shelving, radiator.

Dining Room 11'11" x 15'8" (3.647 x 4.780)



Wood effect laminate flooring, ceiling light point, radiator, UPVc double glazed window to the side elevation.

Lounge 17'9" x 12'2" (5.413 x 3.718)



Two ceiling light points, radiator, UPVc double glazed sliding doors to the rear elevation, gas fire place with stone surround, TV point, double glass doors leading to the dining room.

Kitchen 13'1" x 10'5" (4.011 x 3.199)



A good range of wall and base units , integrated fridge freezer, space and plumbing for a washing machine, integrated dishwasher, inset sink with mixer tap, inset Electrolux double oven, four ring Electrolux gas hob with extractor fan over, tiled flooring, UPVc double glazed window to the rear elevation, spotlighting, door leading through to:

Conservatory 13'11" x 9'6" (4.266 x 2.910)

Tiled flooring, UPVc double glazed windows all round with doors to the side elevation, radiator, TV point.

Utility Area 6'0" x 3'0" (1.842 x 0.938)

Storage cupboard, ceiling light point, radiator, UPVc double glazed frosted window to the rear elevation.

Bedroom One 13'10" x 9'9" (4.234 x 2.973)



Ceiling light point, radiator, two UPVc double glazed windows to the front elevation, TV point, good range of fitted wardrobes.

En-suite 4'9" x 6'10" (1.454 x 2.089)

Mosaic tile effect vinyl flooring, vanity sink unit with mixer tap

and storage below, UPVc double gazed frosted window to the front elevation, ladder style radiator, low level WC, fully tiled shower enclosure with chrome mixer shower, extractor fan and spot lighting.

Family Bathroom 6'9" x 6'0" (2.080 x 1.848)



Wood effect vinyl flooring, panel bath with tiled surround, low level WC, pedestal wash hand basin with mixer tap, radiator, ceiling light point, UPVc double gazed frosted window to the rear elevation.

Bedroom Two 10'5" x 9'2" (3.191 x 2.796)



Ceiling light point, radiator, UPVc double glazed window to the rear elevation.

OUTSIDE

Front

Large tarmac driveway leading to the garage, pathway leading to the covered canopy porch with outside light.

Rear

Hedged boundaries, shaped lawn area, Indian stone patio area, well stocked flower beds, gate leading to the side of the property.