

# chrishamriding

## lettings & estate agents



### 32 Selkirk Drive, Crewe, CW4 7LJ

### Offers In The Region Of £349,950

NO CHAIN! Take a moment to view our aerial guided tour of this wonderful home!

Nestled on Selkirk Drive in the charming village of Holmes Chapel, this delightful semi-detached house presents an excellent opportunity for families and those wishing to upsize. Enjoying a large living/dining room, this property offers ample space for entertaining whilst with a little building work, you could create your dream rear garden facing, social kitchen/diner! The also home benefits from a separate utility and access into the integral garage. Upstairs, the three well-proportioned bedrooms provide comfortable living quarters, with built-in robes to bedroom one and two plus a first floor WC & separate shower room.

One of the standout aspects of this home has to be the pleasant south-facing gardens, which offers a lovely outdoor space for gardening, play or simple enjoying your surroundings. Again, with no chain involved, the process of moving in can be swift and straightforward.

Additionally, this residence holds significant potential for improvement, allowing new owners to personalise, update and improve the property to their taste. Located close to highly regarded schooling that Holmes Chapel offers and the village itself, families will appreciate the accessibility to quality education options and a variety of day-to-day amenities, making this home particularly appealing for those with children.

In summary, this semi-detached house on Selkirk Drive is a wonderful opportunity to create a comfortable family home in a desirable location. So what's not to love! View our video, photos and floorplans then call the experts here at Chris Hamriding Estate Agents to book that all-important viewing!

## Accommodation

Entrance Hall 15'8" x 6'0" (4.80 x 1.83)

Lounge/Diner 26'0" x 10'8" (7.93 x 3.26)

Kitchen 10'4" x 7'7" (3.17 x 2.32)

Utility 7'8" x 7'8" (2.35 x 2.34)

First Floor Landing 9'8" x 8'6" (2.96 x 2.60)

Bedroom One 12'7" x 10'7" (3.86 x 3.23)

Bedroom Two 10'9" x 8'7" (3.29 x 2.62)

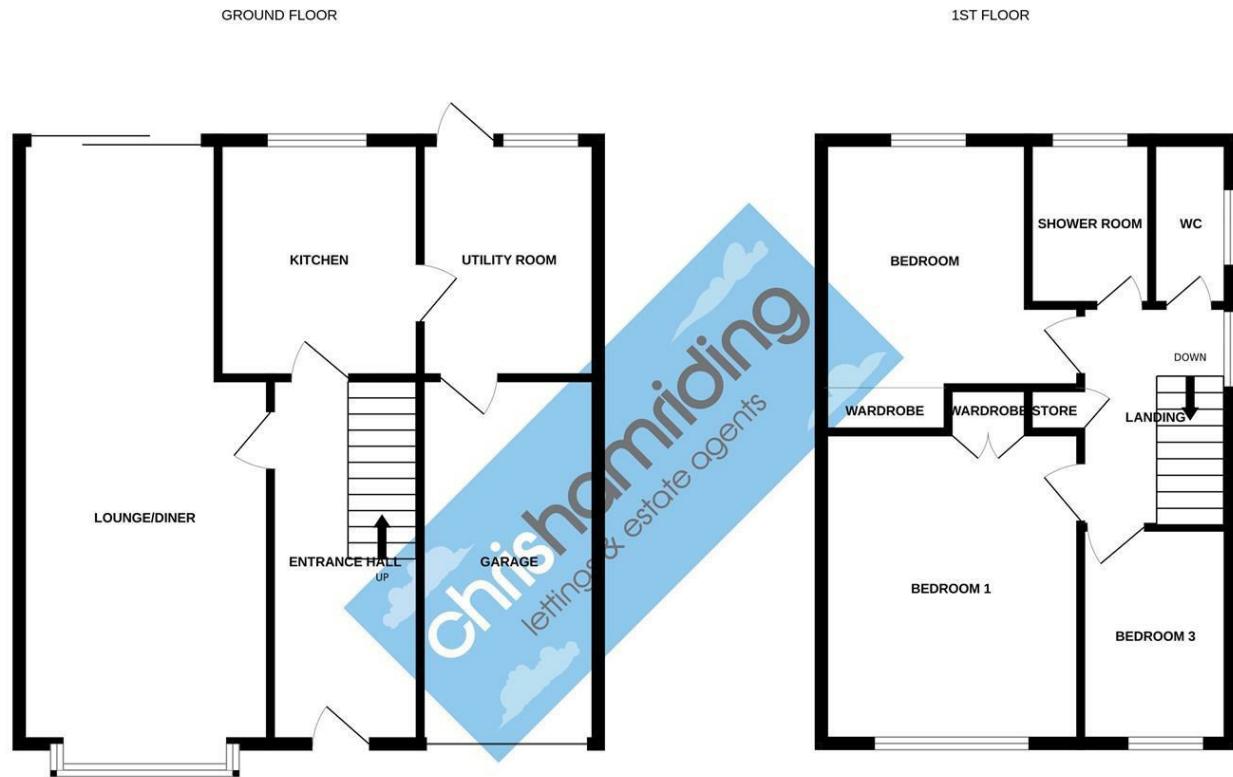
Bedroom Three 9'6" x 6'8" (2.91 x 2.05)

Shower Room 5'10" x 5'4" (1.78 x 1.63)

WC 6'0" x 2'7" (1.83 x 0.81)

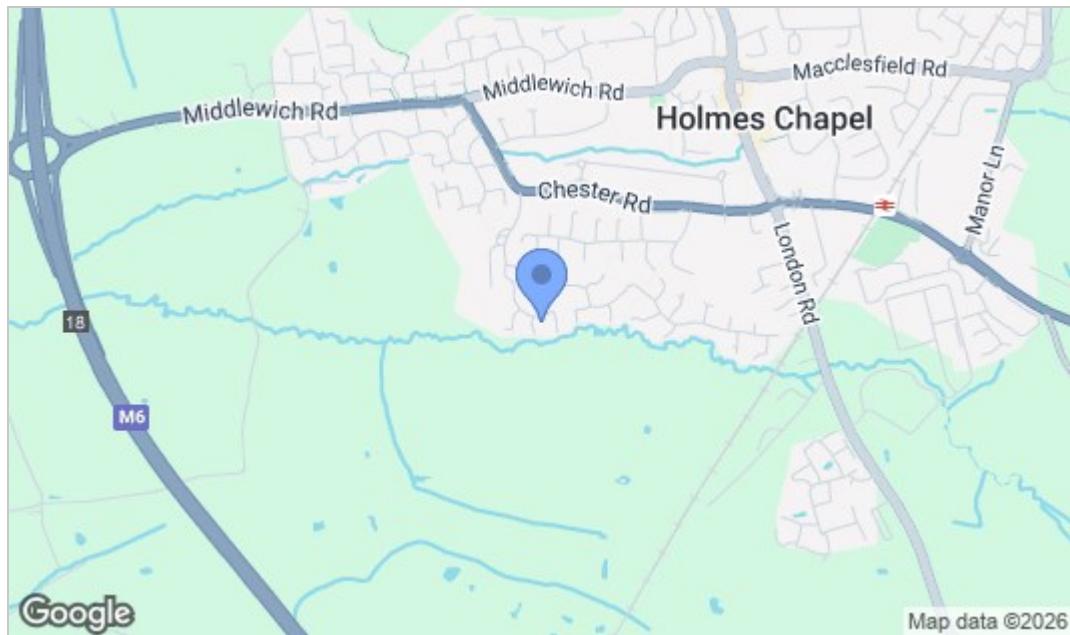
Garage 17'2" x 7'10" (5.24 x 2.39)

## Floor Plan

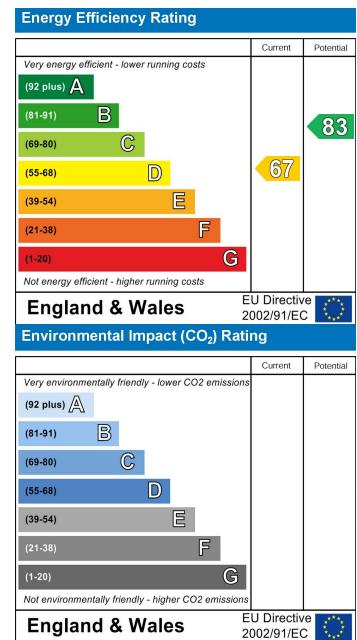


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



## Energy Efficiency Graph



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