



11 South Avenue, Haslington, Crewe, CW1 5SU

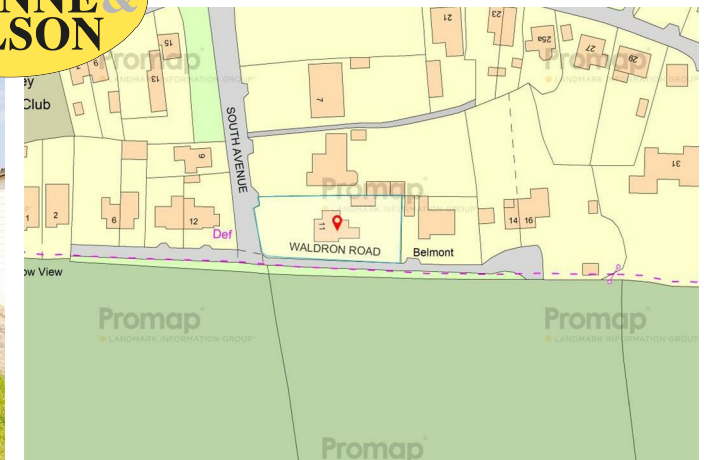
Offers Over £400,000

**BAKER
WYNNE &
WILSON**

A CHARMING, DISTINCTIVE, 1930'S DETACHED BUNGALOW WITH GOOD SIZED GARDENS, IN A LOVELY BACK WATER LOCATION, ENJOYING SOUTHERLY VIEWS OVER COUNTRYSIDE, A SHORT STROLL FROM HASLINGTON VILLAGE CENTRE.

SUMMARY

Reception Hall, Living Room, Dining Room, Kitchen, Garden Room, Utility Room, Two Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Space, Garage, Gardens. About .24 of an acre.

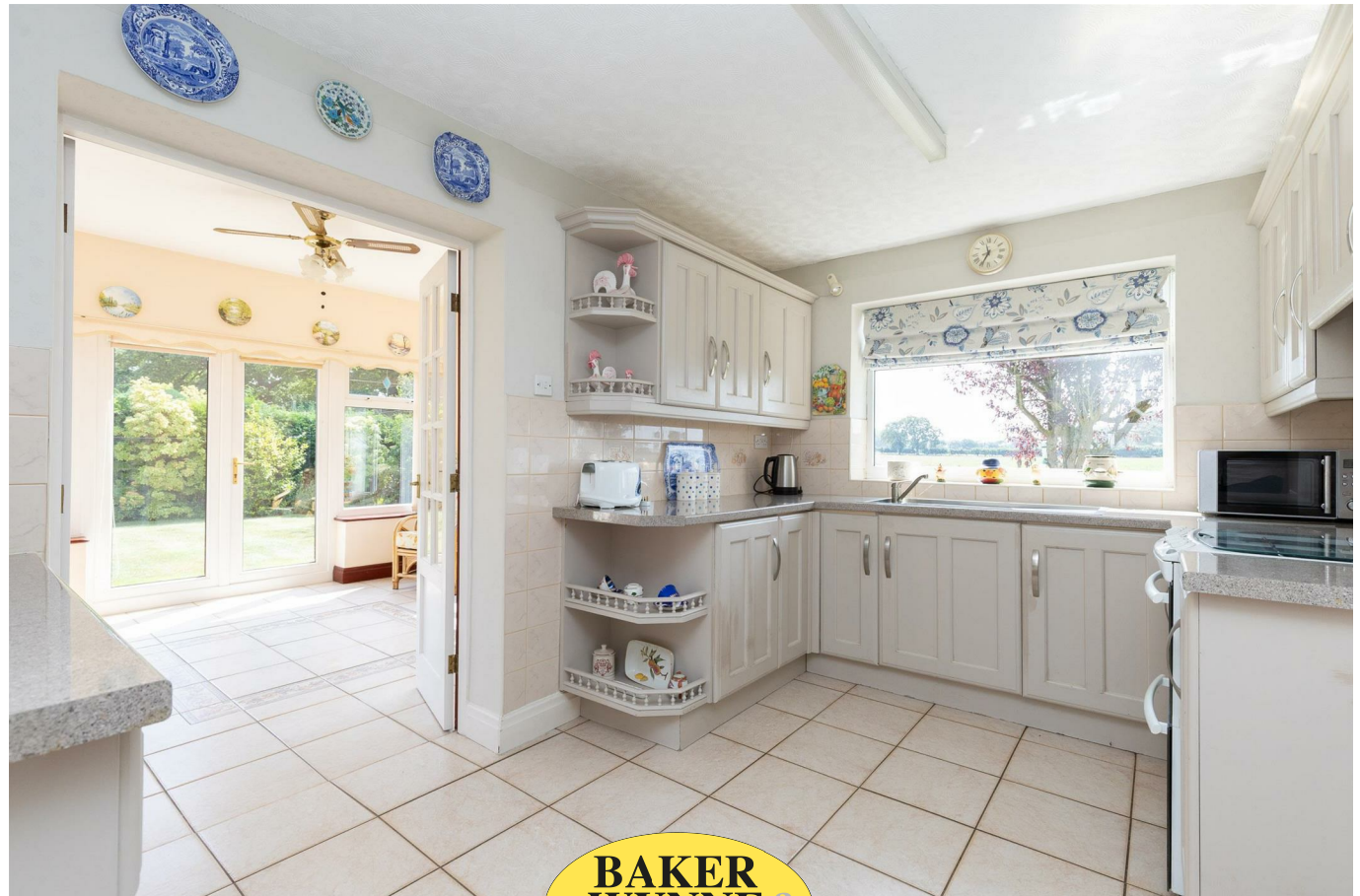


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DESCRIPTION

The property was built in the early 1930's of brick with pebble dash elevations under a tiled roof and approached over a long block paved drive. It was enlarged in the 1980's. It is an individual and most appealing single storey detached dwelling having vast potential to enhance, individualise and extend, subject to planning permission.

Nestled within a picturesque plot and with the benefit of South West facing gardens overlooking open countryside, this detached bungalow offers a rare opportunity. Despite its tranquil setting, it remains remarkably convenient, 250 yards from a One Stop convenience store/post office and The Fox public house/restaurant.



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LOCATION & AMENITIES

Haslington has a number of amenities including convenience shops, doctors, a dentist and a number of quality eateries. There are two primary schools and the village is in the catchment area for the highly regarded Sandbach secondary schools.

Haslington lies 2.5 miles North East of Crewe railway station (London Euston 90 minutes), 4 miles South of Sandbach and about 7 miles from the Elizabethan market town of Nantwich. The M6 motorway (junction 16) is 6 miles.

DIRECTIONS

On entering the village from Crewe, turn right into Fields Road, adjacent to The Cosy, proceed for 100 yards, turn right into South Avenue and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

23'2" x 5'2"

Double wall light, leaded light window, access to loft, radiator.

LIVING ROOM

16'8" into bay x 13'5"

Open fireplace with marble inset and hearth, timber surround, inset coal effect gas fire, double glazed bay window enjoying open views over the garden and countryside beyond, leaded light window, two double wall lights, ceiling cornices, radiator.

DINING ROOM

16'9" into bay x 11'9"

Open fireplace with marble inset and hearth, timber surround, two alcoves with display cupboards, double glazed bay window enjoying



views over the garden and open countryside beyond, ceiling cornices, two double wall lights, two radiators.

KITCHEN

12'6" x 8'6"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, extractor hood, tiled floor, double doors to garden room, radiator.

GARDEN ROOM

12'5" x 10'8"

Four double glazed windows and French windows to rear garden, two double wall lights, fan/light, tiled floor, radiator.

UTILTIY ROOM

8'6" x 7'9"

Tall cupboard unit housing Worcester gas fired combination boiler, wall cupboard, floor standing

cupboard and drawer unit, plumbing for washing machine, tiled floor, two double glazed windows and door to rear, roof light.

BEDROOM NO. 1

12'6" into bay x 10'4"

Double glazed bay window, two single wall lights, bed light switch, radiator.

BEDROOM NO. 2

11'6" x 10'6"

Ceiling cornices, radiator.

BATHROOM

8'8" x 7'2"

White suite comprising panel bath with mixer shower, pedestal hand basin and low flush W/C, half tiled walls, fully tiled around bath, linen cupboard, radiator.



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OUTSIDE

Exterior lighting. Outside tap. Blocked paved car parking and turning area. Indian stone flagged patio. Pre cast constructed GARAGE 15'6" x 10'0" up and over door, power and light and WORKSHOP 9'6" x 10'6" power and light. Garden Shed. Aluminium frame Greenhouse.

GARDENS

The gardens are extensively lawned with specimen trees, shrubs and hedgerow boundaries. The principle gardens enjoy a South Westerly aspect.

SERVICES

All mains services are connected to the property.
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these

services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

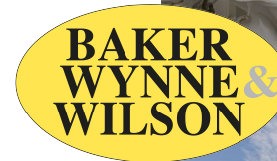
Freehold with vacant possession on completion.

COUNCIL TAX

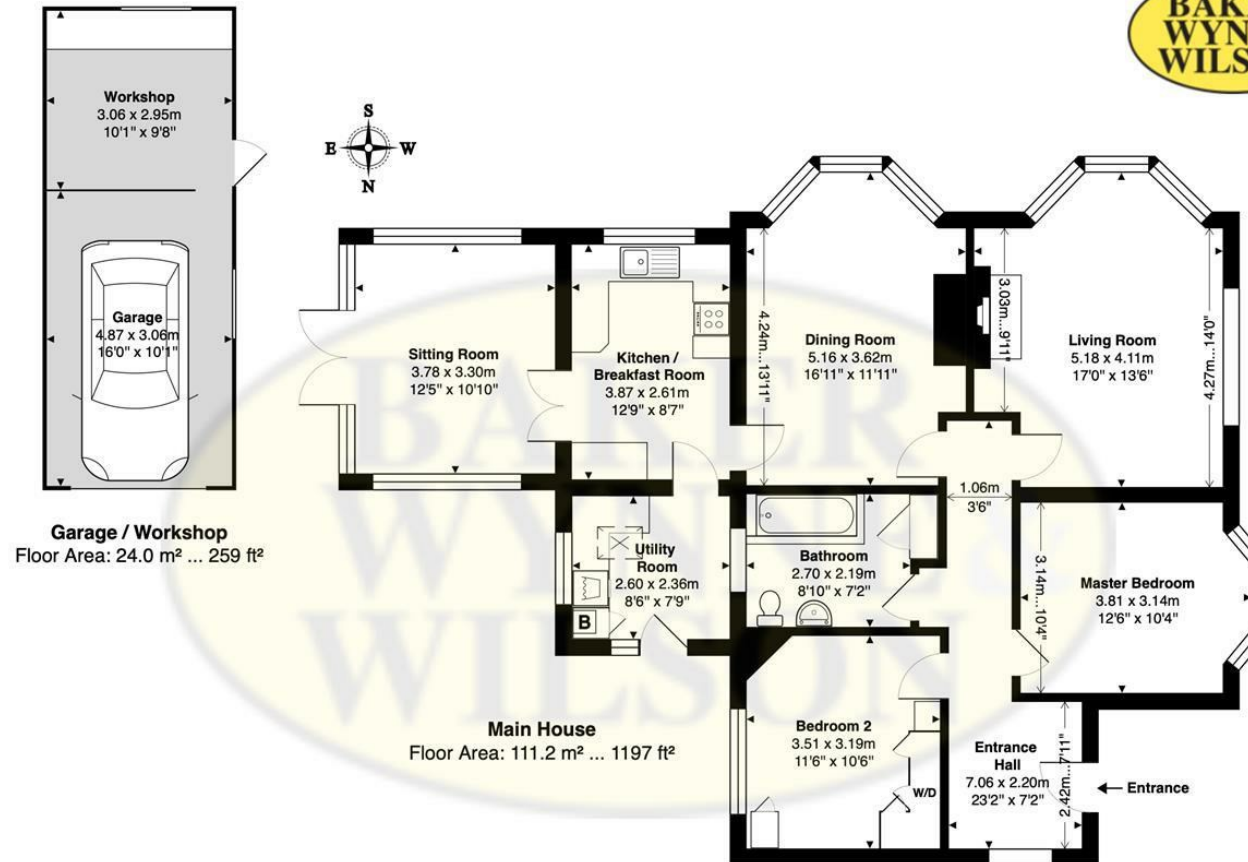
Band D.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214







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Approximate Gross Internal Area: 135.2 m² ... 1456 ft² Includes Garage / Workshop

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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