



## 41 Farmleigh Drive, Crewe

£220,000 Freehold



Two Reception Rooms – A cosy lounge with a gas fire and a separate dining room with French doors to the garden

• Well-Equipped Kitchen – With cream shaker units, gas hob, electric oven, and appliance spaces • Three

Bedrooms – Includes two doubles and a generous single, offering flexibility for families, guests, or a home office •

Master Bedroom with En-Suite – Complete with a fitted wardrobe for practical storage • Private Wrap-Around

Garden – Enclosed and well-maintained, offering excellent outdoor space • Detached with Garage & Driveway –

Off-road parking and storage, adding everyday convenience



REDUCED FOR QUICK SALE. A great opportunity to purchase this attractive three-bedroom detached home, ideally located in a quiet and well-connected residential area of Crewe. Positioned within easy reach of **Leighton Hospital**, **Bentley Motors**, schools, shops and major transport links, the property offers convenience, comfort, and potential—perfect for first-time buyers, investors, or those looking to downsize.

Set on a generous corner plot, the home benefits from a **private, wrap-around garden, driveway parking**, and an **attached garage**, providing plenty of outdoor space and practicality.

Inside, the layout is well-designed and functional. The entrance hallway leads into a bright, welcoming lounge featuring a gas fire—an ideal space to relax and unwind. A separate dining room offers a designated area for meals and entertaining, with **French doors** (complete with fitted blinds) opening directly onto the rear garden, blending indoor and outdoor living.

The **kitchen** is well-equipped, fitted with cream shaker-style wall and base units, a four-ring gas hob, electric oven, plumbing for a washing machine, and space for a fridge-freezer.

Upstairs, the property offers **two double bedrooms** and a **generously sized single bedroom**, making it suitable for couples, small families, or those who need a home office or guest room. The **master bedroom** benefits from its own **en-suite shower room** and a **fitted wardrobe**. A modern **family bathroom** serves the remaining two bedrooms.

Further features include **double glazing throughout, gas central heating**, and useful storage options both inside and out.

Externally, the gardens are a standout feature, wrapping around the property and providing a mix of lawn and patio areas ideal for outdoor relaxation, gardening, or play. The rear garden is fully enclosed, offering a safe and private space. A driveway to the front allows for off-road parking and leads to the attached garage for additional storage or vehicle use.

This is a fantastic home in a popular location—early viewing is strongly recommended to appreciate the space and potential on offer.

#### **Location:**

The property is situated in the railway town of Crewe and just a few miles from the historic town of Nantwich. Crewe offers an extensive range of amenities including shopping, educational and recreational facilities, as well as outstanding transport and commuter links via the A500 and Junction 16 of the M6 motorway, while Crewe mainline railway station provides direct access to larger cities and towns across the country.



Attractive 3-bed detached home in Crewe with a private garden, driveway, garage. Ideal for families or investors. Close to Leighton Hospital, Bentley Motors, and transport links. Must-see! Council Tax band: C

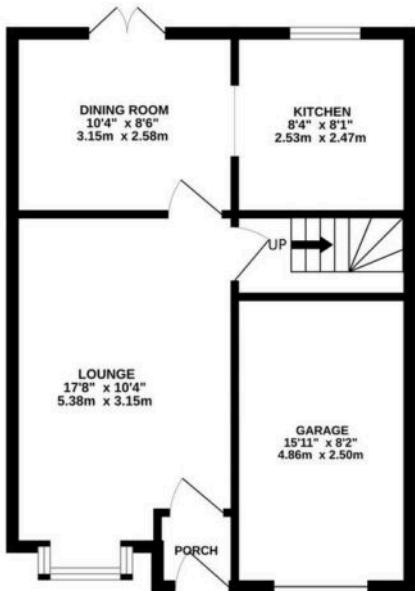
Tenure: Freehold

EPC Energy Efficiency Rating: D

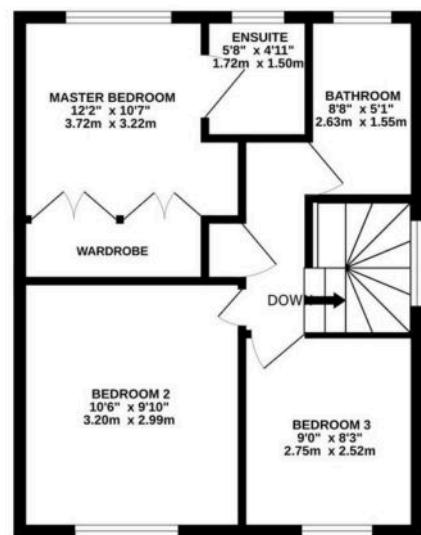
EPC Environmental Impact Rating: D



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan, measurements of distances, areas and angles are approximate. No responsibility is accepted for any errors or omissions. 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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