



## 11 Empress Drive, Crewe

£200,000 Freehold



Cosy Lounge – Features an electric fireplace and a large bay window allowing in plenty of natural light. • Generous Rear Garden – Includes a large lawn, two sheds, and ample space for entertaining or relaxing. • Safe Off-Road Parking – Wide driveway offering secure parking away from the road. • Excellent Transport and Commuter Links – Conveniently located with easy access to major road networks such as the A500 and M6 junction 16 and nearby public transport, ideal for daily commuting. • Versatile Rooms – Three bedrooms including a spacious master, a second similar-sized room, and a smaller bedroom capable of being other rooms as well.





This beautifully presented three-bedroom, one-bathroom semi-detached house offers modern living with a good amount of space both inside and out. A wide driveway provides safe parking away from the road, complemented by a stone slabbed path running along the side of the property, leading into the generously sized rear garden.

Upon entering, you're greeted by a contemporary entrance hall, featuring crisp white walls and a soft grey carpet that continues through much of the home, creating a fresh and welcoming feel. Down the entrance hall there is a tucked away WC under the stairs perfect for convenience.

To the front of the house is a cosy lounge, complete with an electric fireplace and a large bay window that floods the room with natural light. To the rear, the spacious kitchen/diner boasts an open-plan layout perfect for modern family living, with sliding glass doors that open out to the garden, seamlessly blending indoor and outdoor space.

Upstairs, a bright landing leads to three well-proportioned bedrooms and a sizeable family bathroom. The master bedroom overlooks the rear garden through a large window and offers generous floor space. Bedroom two mirrors the master in layout and design but is positioned at the front of the house, with views out over the road. Bedroom three is smaller in size but highly versatile — ideal as a home office, nursery, or playroom.

The rear garden is a standout feature, offering ample outdoor space for entertaining, gardening, or play. It includes a large lawn, two useful sheds, and plenty of room to enjoy the outdoors.

This home blends comfort and practicality, making it a fantastic choice for first-time buyers, growing families, or anyone seeking a move-in-ready home in a convenient Crewe location.

#### **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.



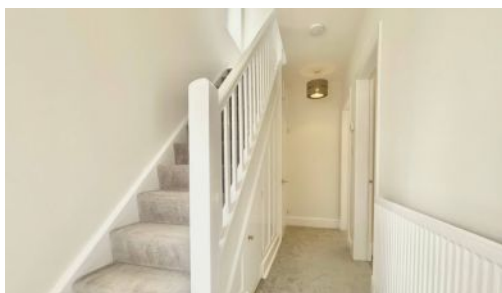
3-bed, 1-bath semi-detached house in Crewe with modern living, spacious interior, driveway parking, and generous garden. Ideal for families or first-time buyers.

Council Tax band: B

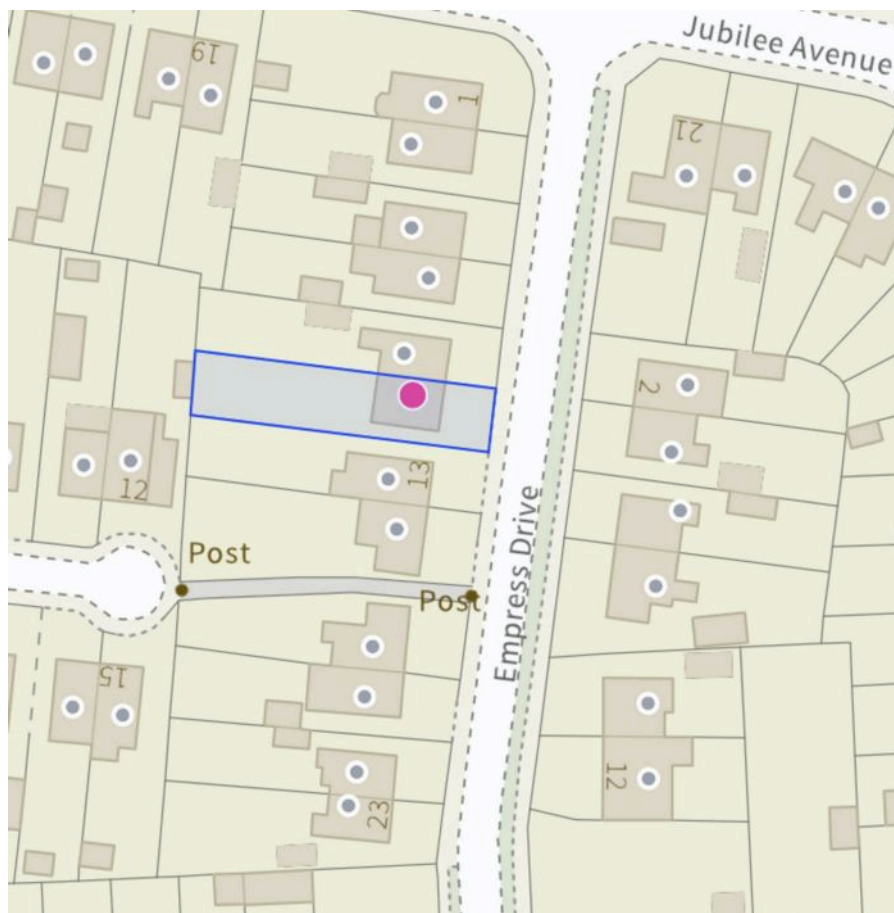
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

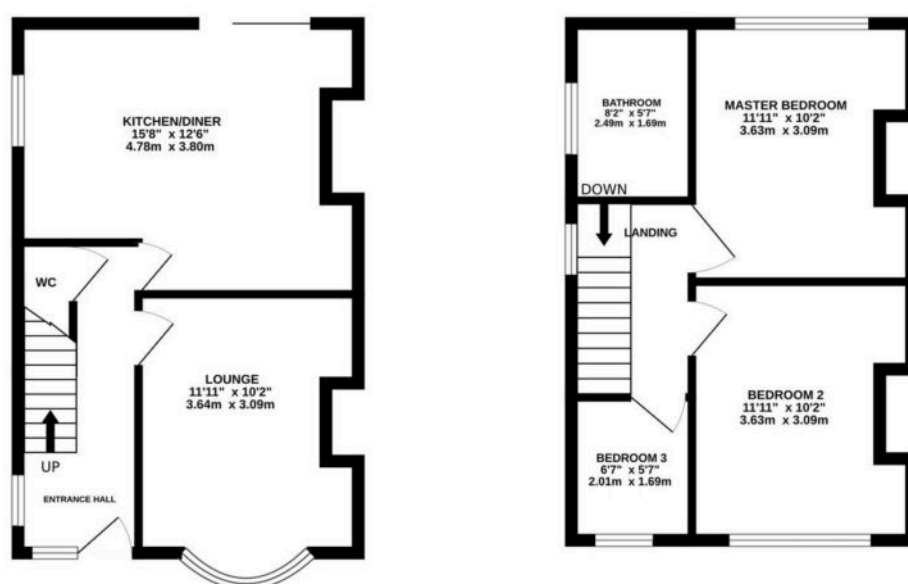






GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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