



## 3 Hargrave Avenue, Crewe

£195,000 Freehold



Three bedroom family home, close to local amenities and good schools. • The property has benefitted from a range of recent improvements including a new kitchen, shower room and staircase. • Downstairs there is a good sized lounge with gas fire, kitchen breakfast room, garden room and WC. • Upstairs there are three bedrooms, two of which are double and one which would make a perfect nursery or office and a modern shower room. • Externally there is a beautifully manicured rear garden complete with pond, brick shed, and gated secure driveway for multiple vehicles.





### **Beautifully Updated Three-Bedroom Family Home in a Sought-After Location**

Ideally situated close to local amenities and within easy reach of excellent schools, this charming three-bedroom family home has been thoughtfully modernised throughout, offering comfortable and stylish living spaces both inside and out.

The property has benefitted from a range of recent improvements, including a contemporary kitchen, sleek new shower room, and a striking staircase upgrade. On the ground floor, you'll find a spacious lounge with a feature gas fire, a modern kitchen/breakfast room ideal for family meals, a light-filled garden room, and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms—two generous doubles and a versatile third bedroom, perfect for use as a nursery, home office, or guest room—alongside a beautifully finished, modern shower room.

Externally, the home boasts a meticulously maintained rear garden complete with a tranquil pond, a useful brick-built shed, and a secure, gated driveway offering ample off-street parking for multiple vehicles.

This delightful home perfectly combines practicality, comfort, and style.

#### **Location**

Located just on the outskirts of Crewe town centre which is renowned for its historical association with the railway industry, Crewe boasts a well-connected transport network, making it an ideal hub for both commuters and travellers. The Crewe Heritage Centre offers a fascinating glimpse into the town's railway past, while the Lyceum Theatre provides a venue for a diverse range of performances, from local productions to touring shows. The picturesque Queens Park, with its beautiful gardens, lake, and recreational facilities, is perfect for leisurely strolls and family outings. With its blend of historical charm and contemporary development, Crewe offers a welcoming and enriching environment for residents and visitors alike.



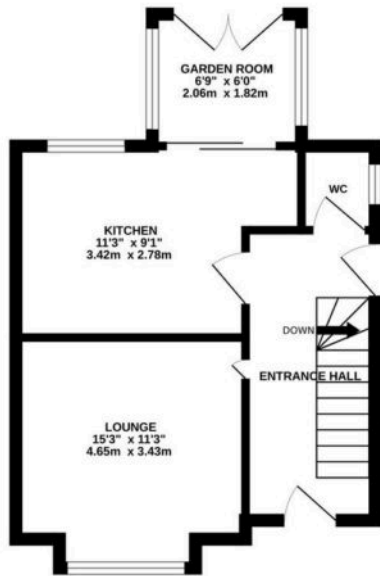
Beautifully updated 3-bed family home in sought-after location, close to amenities. Modernised interior, contemporary kitchen & shower room, spacious lounge, garden room, 3 bedrooms, tranquil garden with pond, brick-built shed, gated driveway. Council Tax band: A

Tenure: Freehold

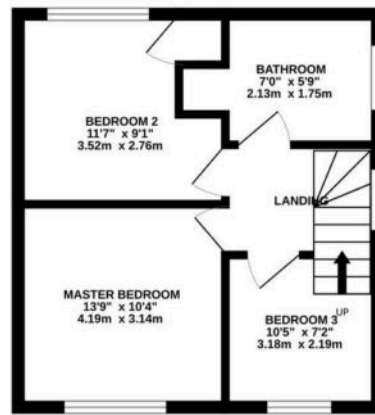




GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



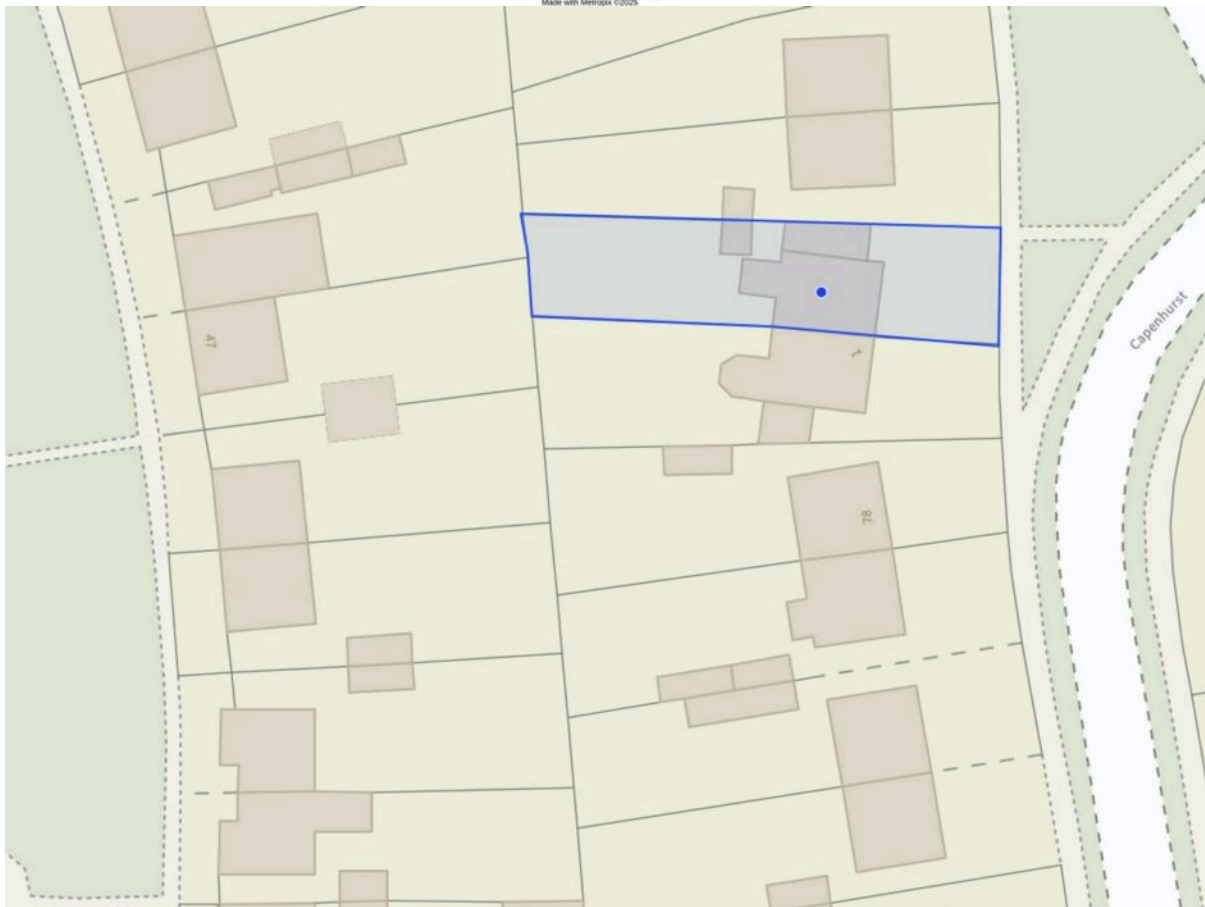
1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.

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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