



72 St. Oswalds Crescent, Brereton

£200,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

72 St. Oswalds Crescent

Brereton

This semi detached home combines generous living space, practical features and a desirable location, making it a must see for those looking to establish themselves in the heart of Brereton village. Early viewing is highly recommended to appreciate the full potential and charm of this delightful property. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Semi detached house in village of Brereton
- Spacious lounge through dining room
- Conservatory opening to rear garden
- Three bedrooms
- Driveway parking
- Garden to front and rear
- Oil fired central heating
- Village location



72 St. Oswalds Crescent

Brereton, Sandbach

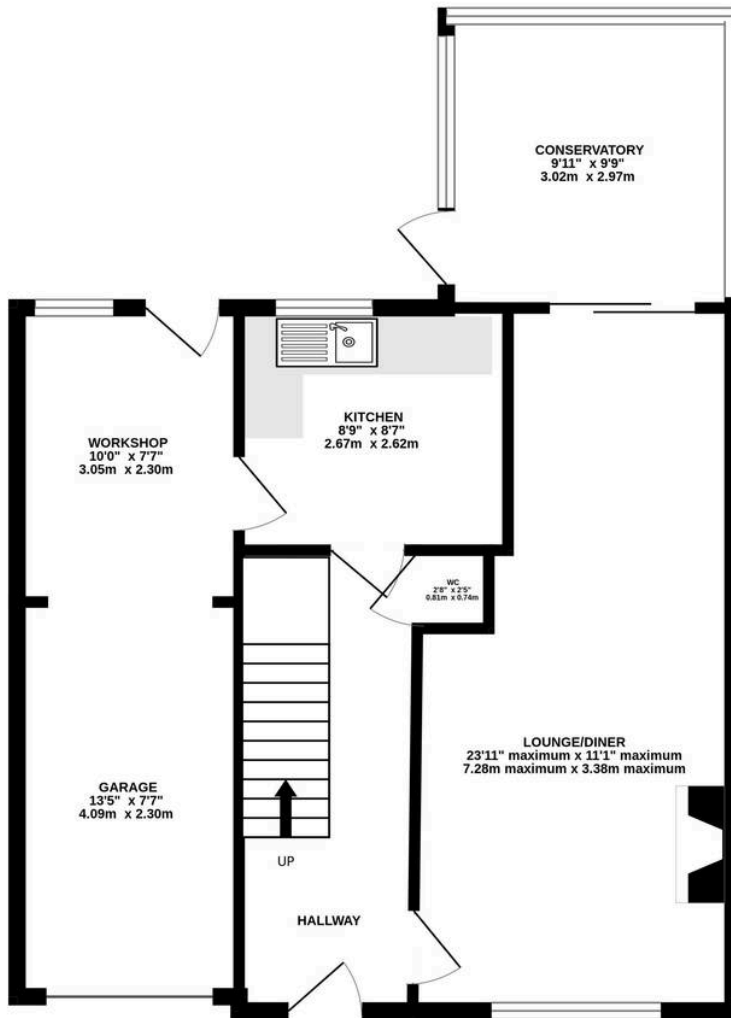
This attractive three bedroom semi detached house is situated in the sought after village of Brereton, offering a wonderful opportunity for families and professionals alike. Upon entering the property, you are greeted by a welcoming hallway that leads into a spacious lounge through dining room, providing an ideal space for relaxing or entertaining guests. The lounge benefits from ample natural light, creating a bright and inviting atmosphere, while the adjoining dining area offers plenty of room for a family table and additional furnishings. From the dining area, a sliding door opens into a well proportioned conservatory, which offers a versatile additional living space and enjoys views over the rear aspect. The kitchen is thoughtfully laid out with a range of fitted units, ample worktop space and room for appliances (subject to buyer requirements), making it a practical and functional area for every-day meal preparation.

Upstairs, the property boasts two double bedrooms and a single, perfect for use as a bedroom, a home office or a dressing room, depending on the needs of the new owners. The family bathroom is fitted with a modern suite and provides both bath and shower facilities. The property further benefits from oil fired central heating, ensuring comfort and warmth throughout the year.

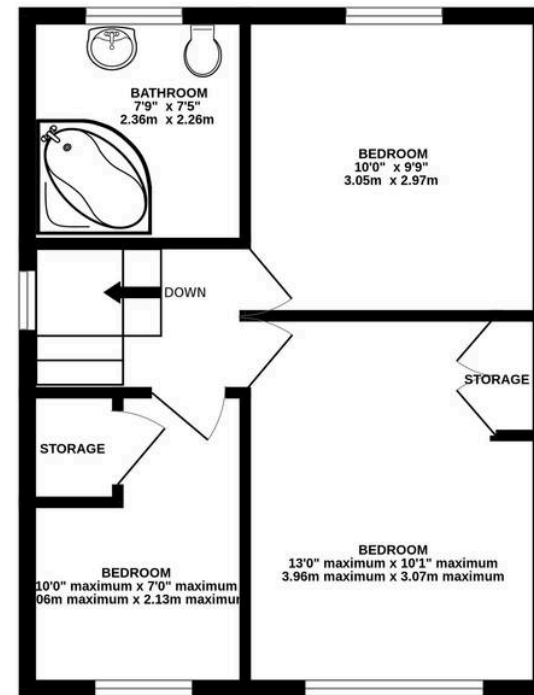
Externally, there is driveway parking to the front, providing off road parking. Lawned garden to the front with an array of shrubs. The enclosed rear garden is again mainly lawn with patio area and an abundance of flowering trees and shrubs.



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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