



**29 Oakland Avenue**

CW1 5PB

**Offers In The Region Of £285,000**



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STEPHENSON BROWNE



Stunning character property full of charm! A beautifully presented, four bedroom semi detached house found in the village of Haslington, with excellent transport links and schools nearby. NO ONWARD CHAIN.

#### Agents Remarks

This charming character property would be ideal for families as it is close to schools and local amenities and also ideal for first time buyers. Beautifully presented, this lovely four bedroomed, semi-detached home needs to be seen to be fully appreciated.

In brief the property comprises; lounge, sitting room, dining kitchen, utility/cloakroom, four bedrooms, and a bathroom. Externally there is a driveway to the front, and a long low maintenance rear garden.

Haslington is a beautiful small village in the heart of Cheshire with excellent transport links, schools and community feel.

With many notable features and found in a great location, a viewing comes highly recommended!

#### Location

Haslington Village has a range of day to day shops including; bakers, newsagents, hairdressers, pubs, well reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Local schools are held in high repute, many families move into the area with this in mind.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter.

#### ACCOMMODATION

##### Hall

##### Lounge

12'0" x 11'11" (3.677 x 3.643 )

Wooden front door with stained glass panels, bay window with UPVC double glazing to front elevation, ceiling light point, two wall lights, open fire place with decorative fire surround, exposed wooden floorboards, tv point.

##### Sitting Room

12'7" x 11'10" to the maximum (3.848 x 3.630 to the maximum)

Tv point, ceiling light point, wood effect herringbone vinyl flooring, SMEG wall hung fire, storage cupboard, UPVC double glazed frosted window to side elevation.

##### Dining Kitchen

11'9" x 11'9" (3.594 x 3.598)

Good range of black wall and base units with oak work surface over, space for gas range cooker, Belfast sink with mixer tap, space for American style fridge freezer, tiled surround, wood effect herringbone vinyl flooring, radiator, spotlighting, wooden door with frosted panel to side elevation, UPVC double glazed window to side elevation, UPVC double glazed doors leading out to the garden.







**Utility/Cloakroom**

8'10" x 4'8" (2.707 x 1.447)

Low level WC, UPVC double glazed frosted window to the rear elevation, inset sink into worktop with stainless steel sink and drainer, space and plumbing for washing machine and dryer, tiled flooring and tiled walls, spotlighting, extractor fan.

**FIRST FLOOR**

**Landing**

Wood effect vinyl flooring, smoke alarm, three ceiling light points.



**Bedroom Two**

7'2" x 12'5" to the maximum (2.186m x 3.808m to the maximum)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

**Bedroom Three**

8'8" x 9'3" to the maximum (2.643m x 2.823m to the maximum)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, TV point.

**Bathroom**

4'6" x 12'2" ( 1.383 x 3.728)

Lower level WC, two wash hand basins inset into vanity storage with mixer tap, large deep, square bath with waterfall and mixer shower over, integrated television in bath, column radiator, fully tiled walls, fully tiled floors, spotlighting, extractor fan.



**Bedroom Four**

5'9" x 10'10" (1.778 x 3.306)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

**SECOND FLOOR**

**Bedroom One**

15'1" x 10'5" into the eaves (4.618 x 3.183 into the eaves)

Ceiling light point, smoke alarm, UPVC double glazed window to rear elevation, two radiators.

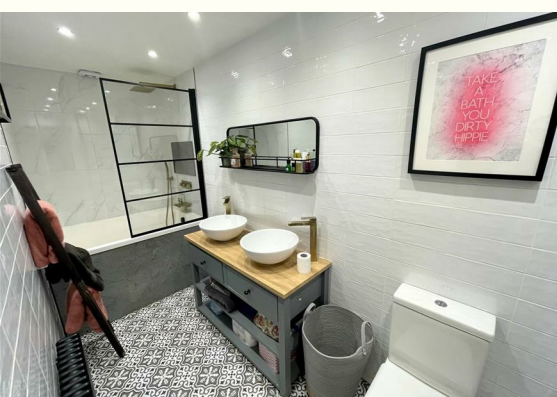
**OUTSIDE**

**Front**

Block paved driveway for off road parking.

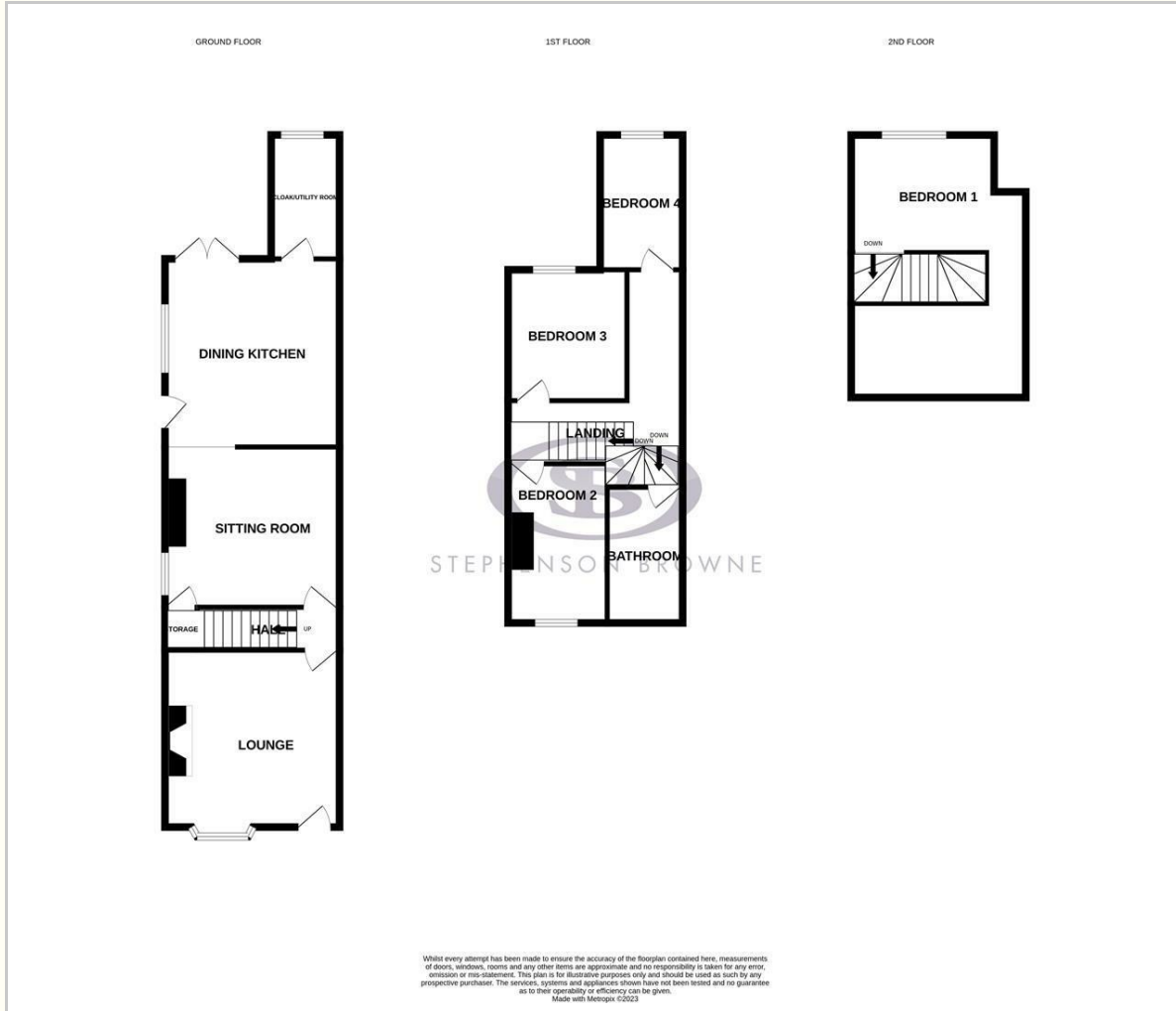
**Rear**

Two patio areas, garden shed, wooden pergola, artificial lawn, well stocked flower beds, flower boarders and hedge boundry.





## Floor Plan



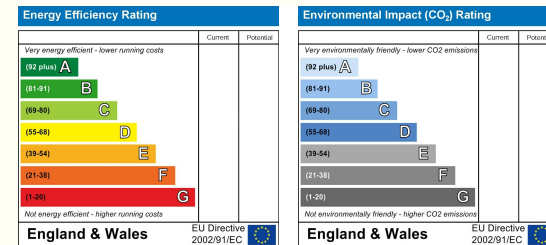
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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