



**16 Batterbee Court**  
CW1 5NN  
**Offers Over £360,000**



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STEPHENSON BROWNE

This well presented, four bedroom family home is found on a quiet cul-de-sac in the heart of Haslington.

#### Agents Remarks

Found down a quiet cul-de-sac is this four bedroom detached home, boasting rooms of excellent proportions.

In brief the ground floor comprises; entrance hallway, lounge, dining room, conservatory, great size kitchen with quartz work-surfaces, utility room, and a cloakroom. To the first floor there are four bedrooms with the master benefitting from an en-suite and a bathroom.

Externally, there is a well maintained private rear garden, and at the front there is a driveway for ample off road parking and access to the garage.

To appreciate everything this lovely home has to offer, call the office now to arrange a viewing.

#### 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

##### Entrance Hallway

Ceiling light point, smoke alarm, carbon monoxide alarm, stairs to the first floor, wood effect laminate flooring, UPVC double glazed front door, radiator.

##### Lounge

11'0" x 20'1" (3.377m x 6.143m)  
UPVC double glazed box bay window to the front elevation, gas fire with surround, TV point, spotlighting, two radiators. Open archway into:

##### Dining Room

8'10" x 12'4" (2.700m x 3.768m)  
Spotlighting, radiator, solid oak flooring, UPVC double glazed sliding doors into:

##### Conservatory

12'8" x 10'11" (3.868m x 3.343m)  
Part brick, UPVC double glazed windows all around, spotlighting, UPVC double glazed doors leading out to the garden, two Velux skylights.

##### Kitchen

17'5" x 11'11" (5.327m x 3.643m)  
A good range of white gloss wall and base units with Quartz work-surface over, inset 1.5 bowl acrylic sink with mixer tap, space and plumbing for dishwasher, space for tall fridge/freezer, integrated wine cooler, integrated double oven, kitchen island with 5 ring gas hob and extractor fan over, integrated pop-up charging unit, UPVC double glazed window to the rear elevation, white panel wall mounted radiator, aluminium bi-folding doors leading into the garden, spotlighting, tiled flooring, smoke alarm, storage cupboard. Opening into:





**Utility Room**

7'0" x 5'6" (2.142m x 1.679m)  
Wall and base units continued, space and plumbing for washing machine and tumble dryer. inset stainless steel sink with mixer tap and drainer, UPVC double glazed door leading out to the garden. spotlighting, tiled flooring.

**Cloakroom**

2'5" x 5'5" (0.755m x 1.653m)  
Back to wall WC, wall hung wash hand basin with mixer tap, UPVC double glazed frosted window to the front elevation, tiled flooring, tiled surround, ceiling light point.

**FIRST FLOOR**

**Landing**

UPVC double glazed window to the side elevation, spotlighting, smoke alarm, carbon monoxide alarm, access to the boarded loft which has drop down ladder, power, lighting and the gas combination boiler, storage cupboard.

**Bedroom One**

12'6" x 10'11" (3.812m x 3.346m)  
UPVC double glazed window to the front elevation, radiator, ceiling light point, wood effect laminate flooring, fitted wardrobes.

**En-Suite**

4'10" x 5'1" (1.497m x 1.566m)  
Low level WC, countertop basin with mixer tap inset into vanity storage unit, shower enclosure with waterfall and mixer shower over, acrylic cladding, grey ladder style radiator, wood effect vinyl flooring. UPVC double glazed frosted window to the side elevation. spotlighting.

**Bedroom Two**

11'1" x 8'3" (3.390m x 2.532m)  
UPVC double glazed window to the rear elevation, radiator, ceiling light point, wood effect laminate flooring.

**Bedroom Three**

6'3" x 9'6" (1.910m x 2.900m)  
UPVC double glazed window to the rear elevation, radiator, ceiling light point.

**Bedroom Four**

UPVC double glazed window to the front elevation, radiator, ceiling light point, wood effect laminate flooring.

**Bathroom**

6'8" x 6'3" (2.039m x 1.920m)  
Back to wall WC, wash hand basin with mixer tap into storage, panel bath with electric shower over and acrylic cladding, chrome ladder style radiator, tiled walls, tiled flooring, UPVC double glazed frosted window to the side elevation, shaver point.

**OUTSIDE**

**Front**

Electric car charging port, lawn area, tarmac driveway.

**Rear**

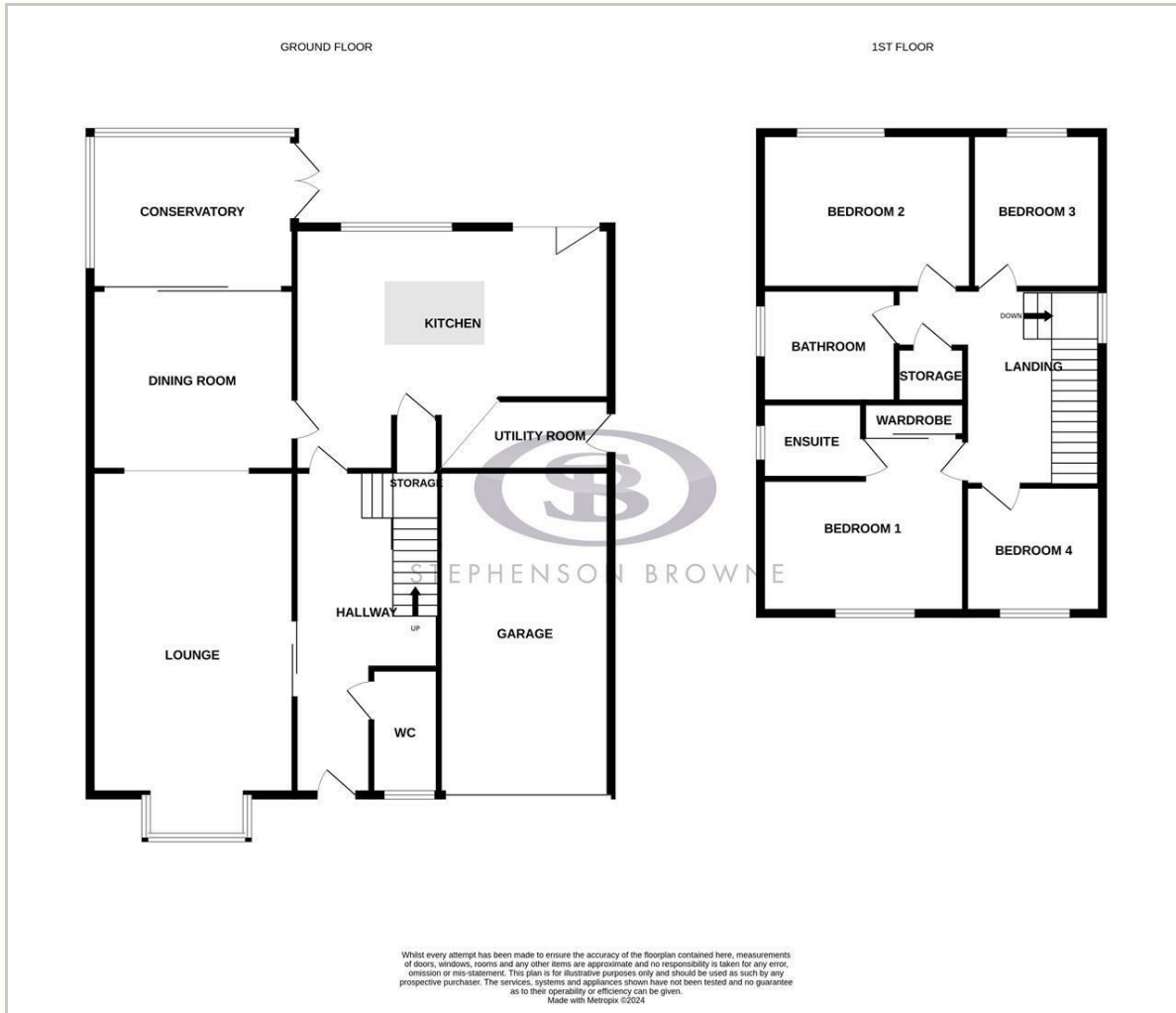
Electric sockets, patio area, raised lawn with well stocked flower beds and fence boundaries, gate leading to the front. workshop, outside tap.

**Garage**

Up and over door, power, lighting, boarded loft, tap.



## Floor Plan

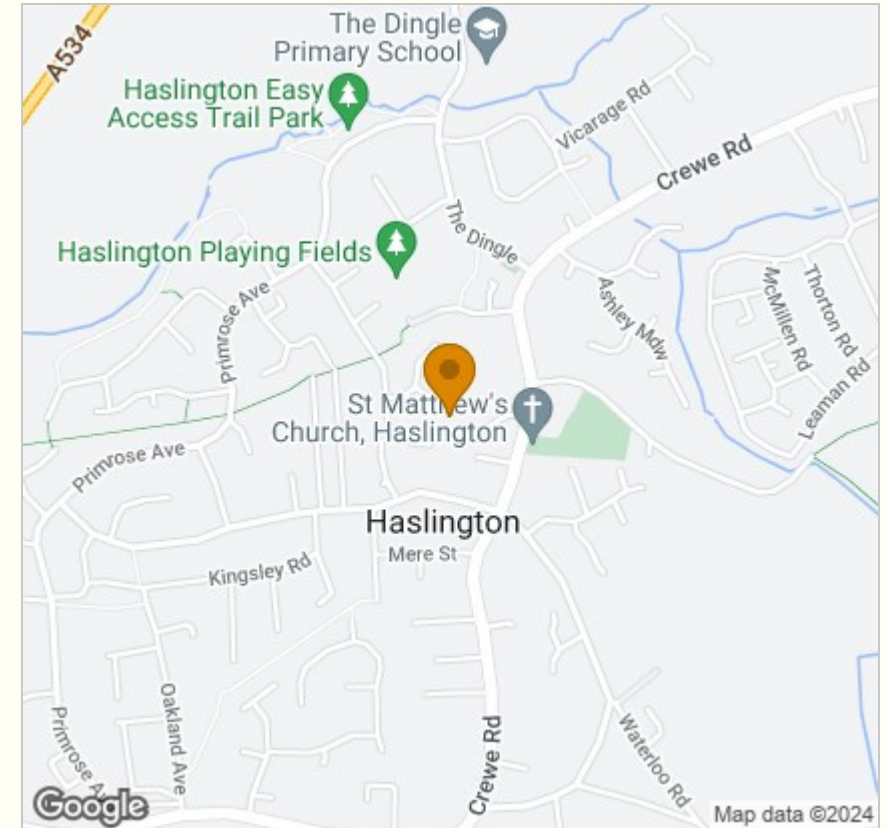


## Viewing

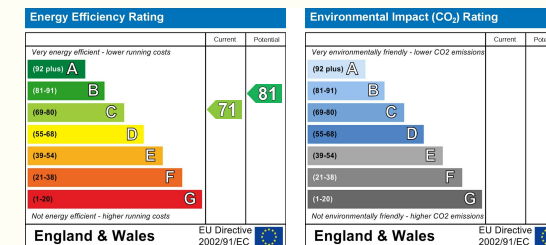
Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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