



6 Halliwell Court

CW11 3AQ

£300,000



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STEPHENSON BROWNE

A beautifully presented detached home, tucked away at the head of a quiet cul-de-sac and enjoying a luscious green outlook to the front aspect. Hosting well proportioned and versatile accommodation, this home is perfect to suit a range of buyers from first time buyers, to downsizers and families.

Briefly comprising, the home opens from a pathway into a wide entrance hallway with access to all of the principal rooms and stairs to the first floor. Generous dual aspect lounge, downstairs WC, open plan kitchen diner, complete with a range of modern wall and base units and also benefitting from an under-stairs storage cupboard. French doors open out onto the private garden.

To the upstairs, there are three well sized bedrooms, two of which being doubles. The principal bedroom offers well planned living with generous integrated wardrobes and a three piece en-suite shower room. The secondary bedroom also fitted fitted wardrobe spaces that extend right into the front of the home, further to another separate cupboard. Ideal third bedroom, also great for use as a dressing room or home office. Three piece, modern fitted upstairs family bathroom. Boarded loft space with ladder access.

Fully enclosed garden to the side aspect, complete with a gorgeous plethora of mature plants and shrubbery, with independent side access around the rear of the home. Off road driveway parking for two vehicles to the side aspect, further to additional visitor spaces.

The property is Leasehold tenure.
Lease length of 155 Years from 2012 with 143 Years Remaining
Annual Service Charge: £85.00
Annual Ground Rent: £250.00



Entrance Hallway

6'2" x 4'5"

Lounge

16'2" x 10'7"

Downstairs WC

4'10" x 3'5"

Dining Area

12'10" x 8'4"

Kitchen

13'1" x 7'2"

Bedroom One

12'8" x 11'10"

Bedroom One En-Suite

7'3" x 4'7"

Bedroom Two

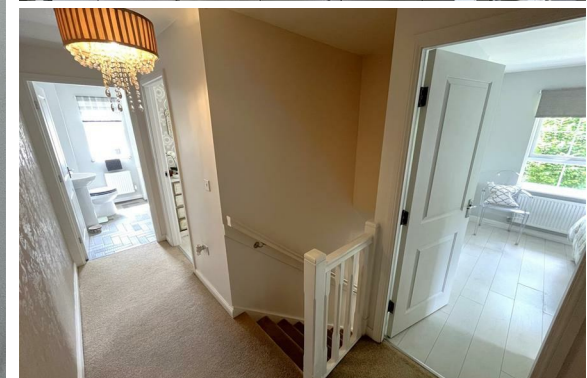
10'4" x 8'7"

Bedroom Three

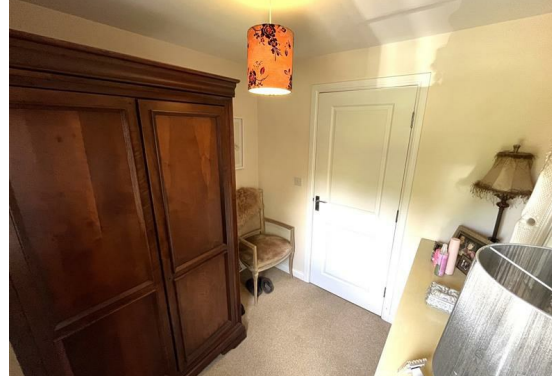
7'3" x 6'8"

Bathroom

7'7" x 6'2"



- Excellent Presentation Throughout
- Detached Residence
- Three Bedrooms
- Open Plan Dining Kitchen
- Dual Aspect Lounge
- Downstairs WC
- Family Bathroom and En-Suite Shower Room
- Private Enclosed Garden
- Off Road Driveway Parking
- Quiet-Cul-De-Sac with Green Outlook





Floor Plan

GROUND FLOOR

1ST FLOOR



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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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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