



13 Charles Square

CW11 4XZ

£200,000



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STEPHENSON BROWNE

Offered for sale with NO ONWARDS CHAIN, this spacious and very well located semi-detached home is the perfect renovation project and offers huge potential for a new buyer to create something very special.

Briefly comprising, the property hosts two spacious reception rooms downstairs, with a fitted kitchen, separate WC and wide entrance hallway. Three bedrooms upstairs, two of which are doubles with a decent sized single room at the front. Separate shower room and upstairs WC.

The home is fronted by a larger than average front garden with driveway parking for several cars to the front and side, fenced and hedged borders and access to the rear. Separate outbuilding. Long rear garden with hedged and fenced borders, laid to a mix of lawn, patio paving and concrete.

Massive potential for renovation, modernisation and extension, subject to any relevant planning.

No onwards vendor chain!



Entrance Hallway

11'7" x 6'6"

Living Room

13'3" into bay x 12'6"

Downstairs WC

4'3" x 2'7"

Kitchen

11'5" x 7'10"

Dining Room

11'2" x 10'2"

Landing

9'11" max x 2'11"

Bedroom One

12'10" max x 11'2"

Bedroom Two

11'2" x 10'3"

Bedroom Three

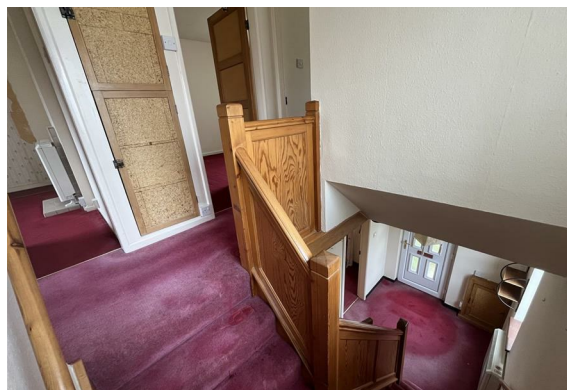
9'0" max x 7'10"

Shower Room

7'10" x 5'7"

Upstairs WC

4'5" x 2'7"

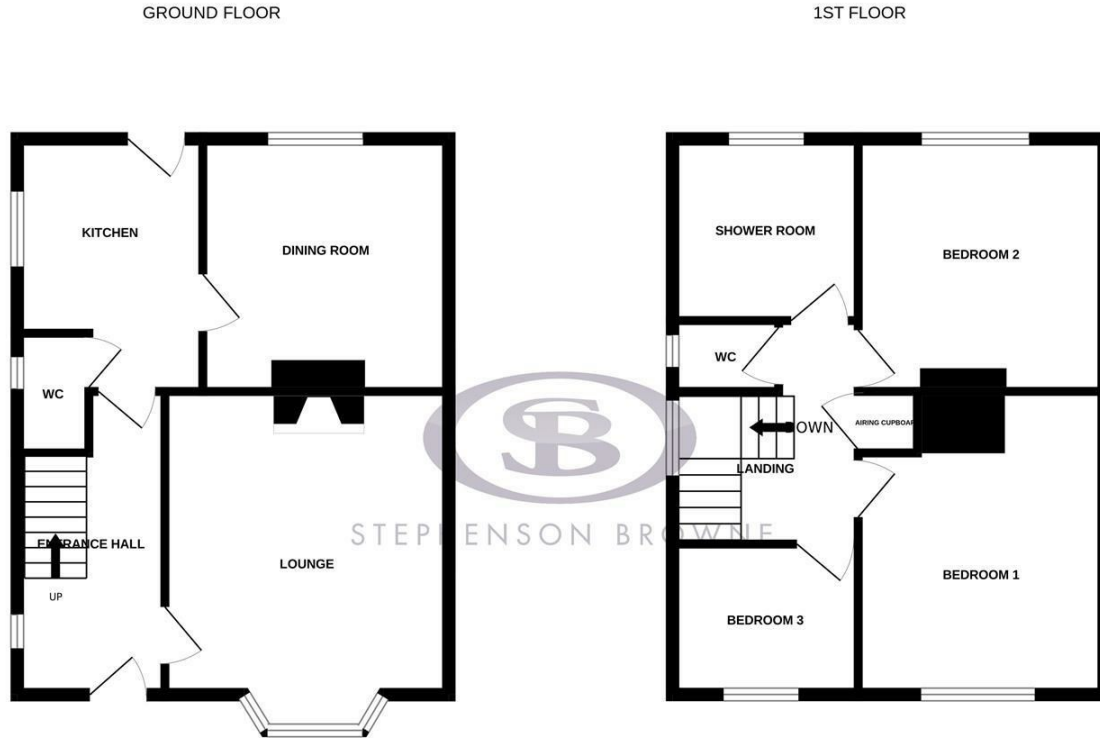


- NO ONWARDS CHAIN
- Semi-Detached House
- Three Bedrooms
- Upstairs WC and Shower Room
- Downstairs WC
- Two Reception Rooms
- Driveway Parking
- Long Rear Garden and Outbuilding
- Generous Plot
- Quaint Hassall Green Location





Floor Plan



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	81

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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