



26 Cloverfields

CW1 5AL

Guide Price £290,000



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STEPHENSON BROWNE

Situated in the popular village of Haslington is this well presented, three bedroom, detached family home. Offering well planned and versatile accommodation, situated on a quiet cul-de-sac location

Briefly comprising of; a good size lounge, an open plan kitchen/dining room, a large and bright conservatory, downstairs cloakroom, three bedrooms with the master boasting an en-suite and a family bathroom. To the outside of the property there is a good size private rear garden and to the front a tarmac driveway, and access to the good size garage. The property is within walking distance to local shops, schools and amenities, and an early viewing is advised to appreciate this lovely home!

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.



Entrance Hallway

Ceiling light point, smoke alarm, radiator, hard wood laminate flooring, door leading into the garage.

Living Room

14'7" x 10'11"
Ceiling light point, radiator, TV point, gas fire with stone surround and wooden mantle, double glazed sliding doors into the large conservatory.

Conservatory

11'1" x 14'4"
Wood effect laminate flooring, two wall lights, partly brick walls, UPVC double glazed windows all around, UPVC double glazed patio doors to the side elevation, radiator. Skylight windows.

Kitchen

11'1" x 7'7"
Tiled flooring, partly tiled walls, UPVC double glazed window to the front elevation, ceiling light point, radiator, a good range of wooden fronted wall and base units with contrasting work surface over, inset stainless steel sink and drainer with mixer tap, five ring gas hob with extractor fan over, electric double oven, space for fridge/freezer and dishwasher. Leading into:

Dining Room

11'5" x 7'7"
Hard wood laminate flooring, radiator, ceiling light point, UPVC double glazed double doors to the rear elevation leading out to the garden.

Cloakroom

2'7" x 5'3"
Wall mounted hand wash basin, with tiled splash back, low level WC, ceiling light point, radiator, extractor fan, laminate flooring.

Landing

Ceiling light point, smoke alarm, access to partially boarded loft.

Bedroom One

10'3" x 14'1"
Two UPVC double glazed windows to the rear elevation, ceiling light point, radiator. Door leading into:

En-Suite

8'2" x 4'4"
Vinyl flooring, partly tiled walls, low level WC, hand wash basin with mixer tap, shower enclosure with vinyl walls and mixer shower, ceiling light point, extractor fan, UPVC double glazed frosted window to the rear elevation, shaver point, radiator.

Bedroom Two

10'9" x 8'5"
UPVC double glazed window to the front elevation, ceiling light point, radiator, fitted wardrobes.

Bedroom Three

8'1" x 11'5"
UPVC double glazed window to the front elevation, ceiling light point, radiator, fitted wardrobes.

Family Bathroom

6'4" x 8'8"
UPVC double glazed frosted window to the side elevation, shaver point, low level WC, wall mounted hand wash basin with mixer tap and gloss vanity storage cupboard below, panel bath with mixer shower over and glass screen, fully tiled walls and flooring, chrome ladder style radiator, spotlighting, extractor fan. Airing cupboard housing the water tank.

Externally

Gated access either side to the rear garden, tarmac driveway providing off road parking plus a further space to the left of the driveway, laid to lawn with shrubbery, outside tap, outside light, up and over garage door, UPVC double glazed front door with glass panel.

Garage

Up and over door, power, space and plumbing for washing machine and tumble dryer, lighting, gas boiler.

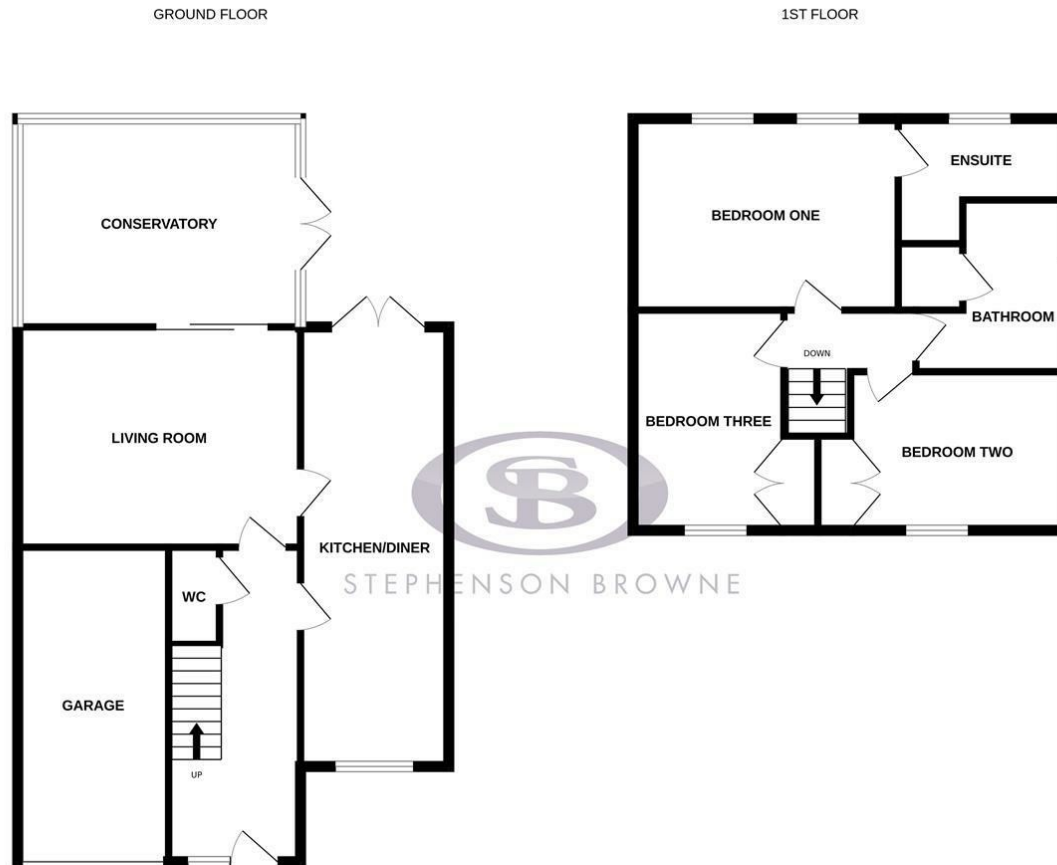


- DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- VILLAGE LOCATION
- CLOAKROOM, EN-SUITE AND FAMILY BATHROOM
- OFF ROAD PARKING
- INTEGRAL GARAGE
- CLOSE TO POPULAR SCHOOLS





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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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(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	

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