



**98 Hassall Road**

CW11 4HN

**Asking Price £285,000**



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STEPHENSON BROWNE

Nestled on Hassall Road in the charming town of Sandbach, this delightful home offers a perfect blend of character and potential. Imagine starting your day with scenic canalside walks just a stone's throw away from your doorstep, providing a serene escape from the hustle and bustle of everyday life.

Step inside to discover a cosy living room adorned with imitation oak beams, adding a touch of traditional charm to the space. The secret garden at the rear of the property offers a secluded oasis where you can unwind and enjoy the beauty of nature in complete privacy.

With the potential for a loft conversion, this property presents an exciting opportunity to expand and create additional living space to suit your needs. Whether you're looking to create a home office, a playroom for the kids, or a peaceful retreat, the possibilities are endless.

Don't miss out on the chance to make this house your home.



### Living / Dining Room

26'2" x 11'11"

With engineered wood flooring and a dual burner.

### Kitchen

9'10" x 6'2"

The kitchen comprises a Belfast sink, a freestanding Samsung washing machine, five ring gas SMEG aga with extractor, completed by a range of wall and base units with oak worktop over.

### Landing

14'9" x 5'5"

### Bedroom One

11'11" x 11'3"

### Bedroom Two

14'7" x 6'2"

### Bathroom

9'10" x 6'2"

The bathroom was installed four years ago and comprises a four piece suite of spa bath, walk in power shower, low level WC and hand wash basin.

### General Notes

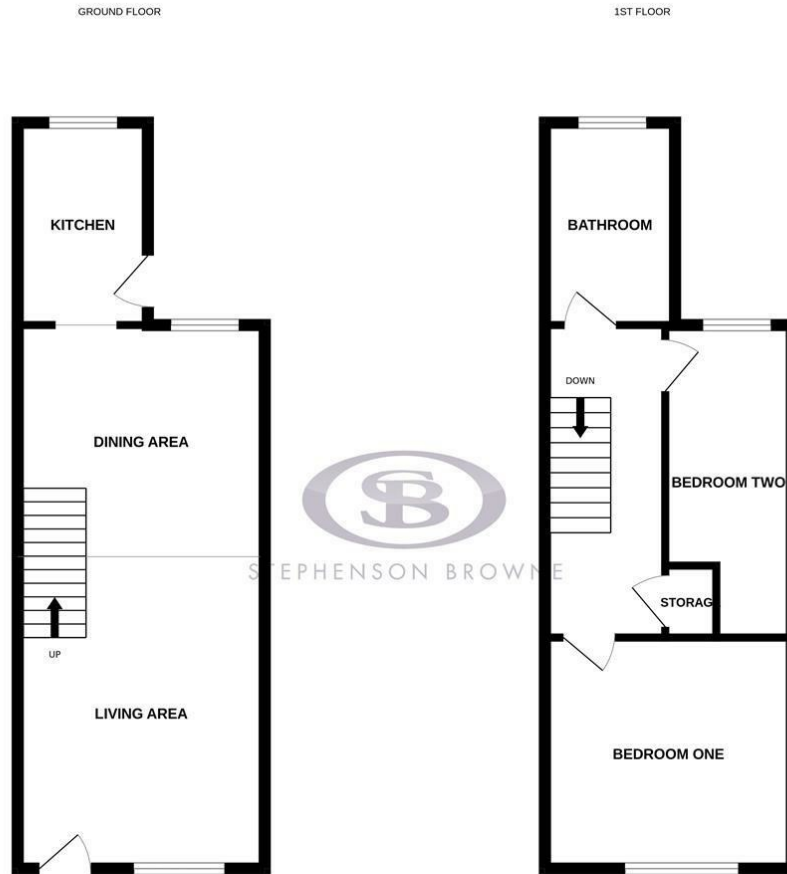
Nest Central Heating.  
ROCK Front Door with 8 years warranty remaining.  
Double glazed three years ago.  
Solid Oak rear door.  
Worcester Bosch Combi Boiler.  
Loft boarded, light and skylight.  
Externally there is a shed which will remain.



- Secret Garden
- Driveway Parking
- Period Property
- Scenic Canalside Walks
- Fully Fitted Modern Kitchen
- Outbuilding With Power
- Potential For Loft Conversion
- Dual Burner
- Imitation Oak Beams
- High Specification Bathroom

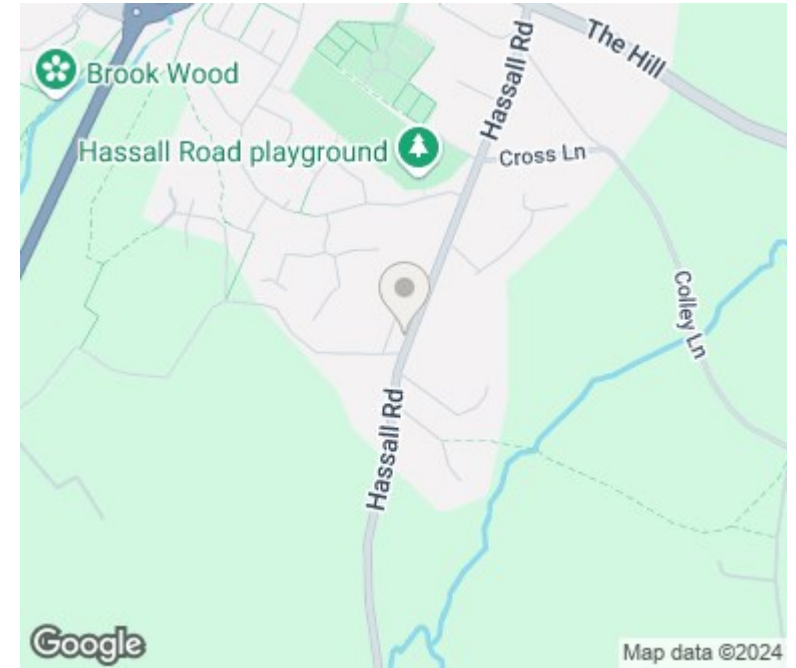


# Floor Plan



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 is given 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		58	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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