



3 Hassall Road

CW11 4HQ

Offers In The Region Of £240,000



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STEPHENSON BROWNE

This charming three-bedroom semi-detached house is located in the sought-after area of Sandbach Heath. Boasting two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The recently modernised living room and bathroom add a touch of contemporary elegance to this traditional home. Imagine unwinding in the evening in a beautifully updated living space or enjoying a luxurious bath in the renovated bathroom.

One of the unique features of this property is the decorative cast iron fireplace in the second bedroom, adding character and charm to the room, setting this house apart from others.

Conveniently situated within walking distance to Sandbach town centre, you'll have easy access to a variety of shops, restaurants, and amenities. The driveway parking ensures that you'll never have to worry about finding a spot after a long day out.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



Living Room

12'9" x 11'11"

LVT flooring and electric fire.

Dining Room

9'6" x 7'10"

Kitchen

10'5" x 9'10"

New electric hob.

Bedroom One

15'3" x 9'8"

Fitted blinds.

Bathroom

7'7" x 5'2"

Bedroom Two

11'0" x 7'4"

Decorative cast iron fireplace

Bedroom Three

7'10" x 7'8"

General Notes

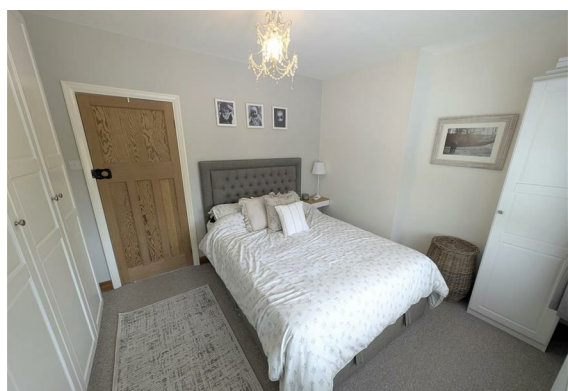
Hive central heating system.

Oak Doors.

Combi boiler.

Loft is boarded with fitted ladder.

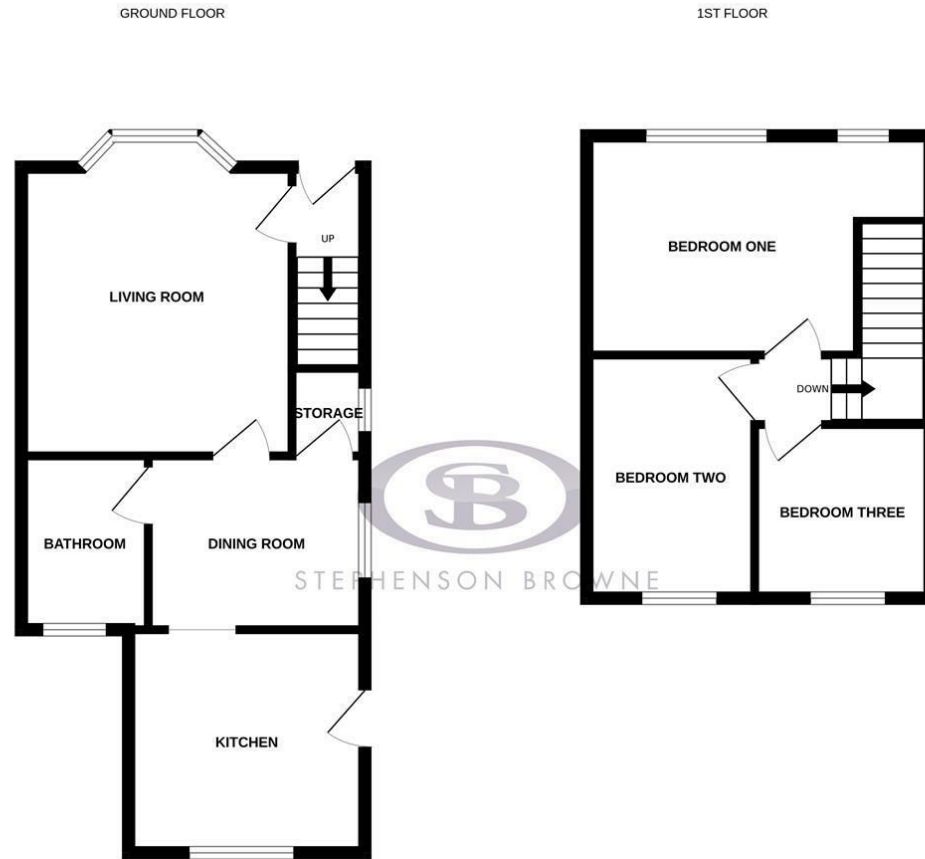
New front door.



- Two Reception Rooms
- Driveway Parking
- Popular Location
- Walking Distance to Sandbach Town Centre
- Modern Bathroom
- Oak Doors
- Decorative Cast Iron Fireplace
- Scope for Further Development
- Three Bedrooms
- Garden



Floor Plan



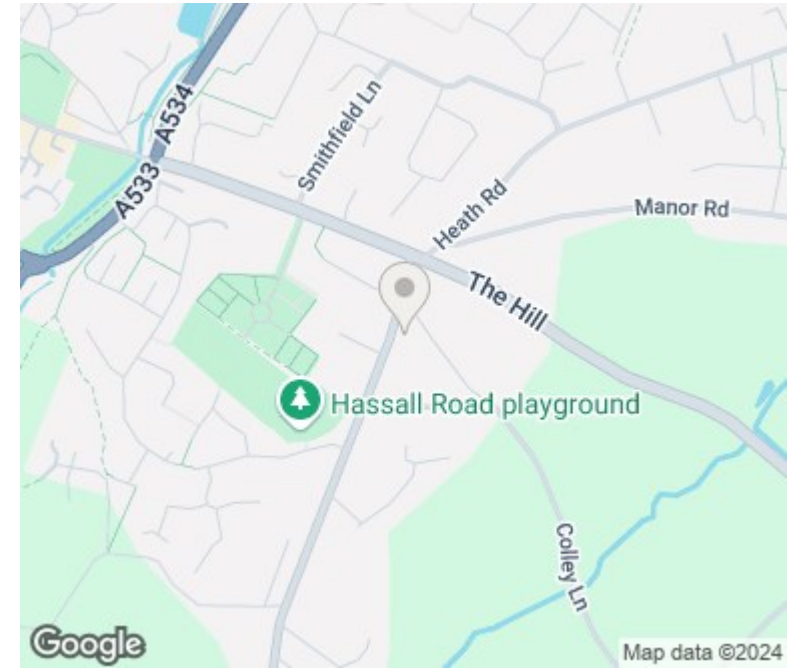
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 if you wish to arrange a viewing appointment or require 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			
(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		

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