



48 Hassall Road

CW11 4HN

Offers In The Region Of £800,000



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STEPHENSON BROWNE

This stunning, four bedroom character property has been updated, extended and renovated to the highest of standards by its current owners. Boasting a modern feel yet keeping the character charm, we would advise an early viewing!

Agents Remarks

Stephenson Browne are excited to present this extremely rare opportunity and exceptional property which has been completely transformed into a spectacular home! Still retaining character features with a modern twist, this property really is a huge credit to the current owners.

Internally through the entrance hallway you will find the spacious lounge, dining/play room, study, boot room that leads to the downstairs WC and a storage cupboard. Continuing through oak double doors is the stunning open plan kitchen/living/dining room with integrated appliances that will completely blow you away with a separate utility room and two sets of aluminium bi-folding doors leading out onto the patio area. To the first floor is a brilliant sized master bedroom with a designer en-suite, three further good sized bedrooms, an extensive landing and a luxury spa like four piece suite main bathroom. Externally, there is a large gravel driveway for ample off road parking, and at the rear is a garden made for entertaining. Boasting a raised patio area, bar area fit with Pergola and space for a hot tub, and a fantastic size lawn. There is also access into the garage, with one half that has been converted into a gym, and the other half remaining for useful storage.

An early viewing is highly recommended to appreciate what this stunning and unique property has to offer.

ACCOMMODATION

Entrance Hallway

Wooden front door with UPVC double glazed frosted windows to front elevation, stairs to first floor, tiled flooring, two ceiling light points, smoke alarm, radiator, oak doors to all rooms, under stairs storage cupboard.

Dining/Play Room

11'4" x 11'10" (3.471 x 3.626)
UPVC double glazed window to front of elevation with stained glass window and wooden shutters, radiator, ceiling light point, tv point.

Lounge

16'3" x 11'10" to the maximum (4.972 x 3.617 to the maximum)
UPVC double glazed boxed bay window to front elevation with stained glass inserts and wooden shutters, UPVC double glazed frosted window to side elevation, gas fire with marble surround and hearth, radiator, tv point.

Study

8'10" x 11'10" (2.699m x 3.612m)
UPVC double glazed window to the side elevation, radiator, ceiling light point.

Boot Room

6'8" x 4'1" to the maximum (2.052 x 1.262 to the maximum)
Tiled flooring, ceiling light point, shelving.

Cloakroom

6'4" x 4'5" (1.942 x 1.360)
Low level WC, pedestal wash hand basin, tiled splash back, ceiling light point, tiled flooring, radiator, UPVC double glazed frosted window to side elevation





Kitchen/Living /Diner

30'6" x 20'2" to the maximum (9.312 x 6.151 to the maximum)
Two ceiling light points, inset multi fuel burner with tiled surround and tiled hearth, tv point, three grey panel wall radiators, wood effect Herringbone LVT flooring. A good range of bespoke Grey shaker style wall and base units with Quartz worktop over, undermount inset stainless steel 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, integrated Neff oven and grill, integrated Neff microwave and grill, integrated five ring Neff induction hob with extractor fan over, integrated wine fridge, kitchen island, space for American style fridge freezer, two sets of aluminium bi-folding doors to rear elevation, ceiling lantern, smoke alarm, composite door with frosted panel leading out to side elevation.

Utility

7'1" x 6'4" to the maximum (2.172 x 1.937 to the maximum)
Base units continued, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, spotlighting, LVT flooring continued, wall mounted gas combination boiler, tiled surround.

FIRST FLOOR

Landing

Two ceiling light points, smoke alarm, wooden stained glass window to front elevation, two radiators, oak veneer doors to all rooms.

Bedroom One

18'3" x 15'6" (5.577 x 4.731)

UPVC double glazed windows, two to the rear elevation and one frosted window to side elevation, radiator, two ceiling light points, fitted wardrobes, tv point.

En Suite

6'1" x 9'10" (1.868 x 3.014)

Back to wall WC, wash hand basin inset into unit, open walk in shower enclosure with waterfall and mixer shower over and glass screen, fully tiled walls and flooring, spotlighting, chrome ladder style radiator, extractor fan. UPVC double glazed frosted window to side elevation.

Bathroom

9'6" x 8'2" (2.908 x 2.497)

Back to wall WC, inset wash hand basin with mixer tap, walk in shower enclosure with waterfall shower over, fully tiled bath with mixer tap and shower over, spotlighting, extractor fan, wall mounted storage cupboard, chrome ladder style radiator.

Bedroom Two

13'11" x 11'11" (4.259 x 3.651)

Wooden double glazed window with stained glass panels to front elevation, wooden double glass window to side elevation, radiator, ceiling light point.

Bedroom Three

11'0" x 11'10" (3.368 x 3.620)

Wooden double glazed window to front elevation with stained glass inserts, radiator, ceiling light point.

Bedroom Four

11'10" x 8'10" (3.621 x 2.707)

Wooden double glazed window to rear elevation, radiator, ceiling light point.

Outside

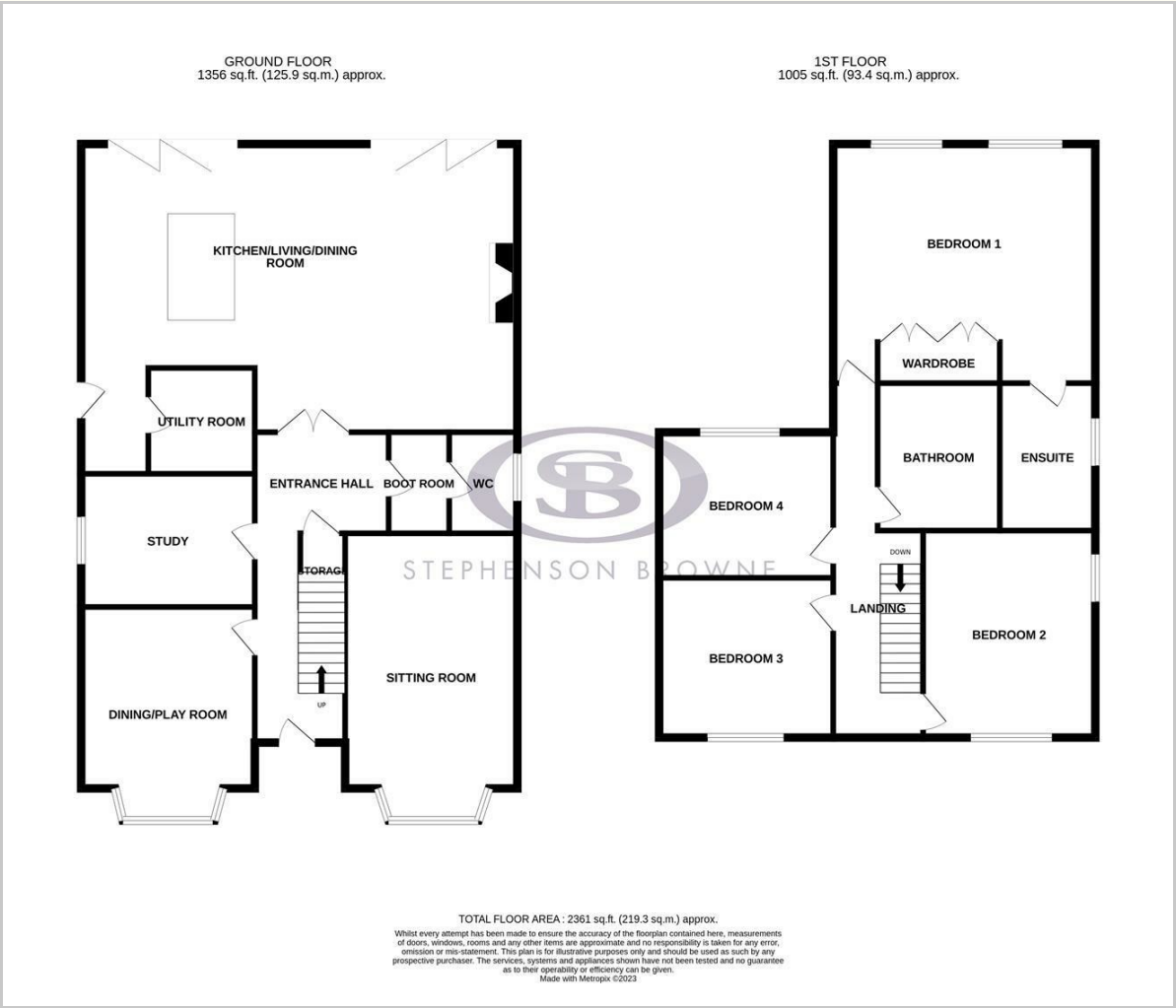
Front

Blocked paving to front, shrubbery, brick boundaries. To the side there is a gravel area leading to garage. Garage has been converted into a gym, which has UPVC double glazed windows to the rear and side elevation, composite door to side elevation. Garage has up and over door, power and lighting.

Rear



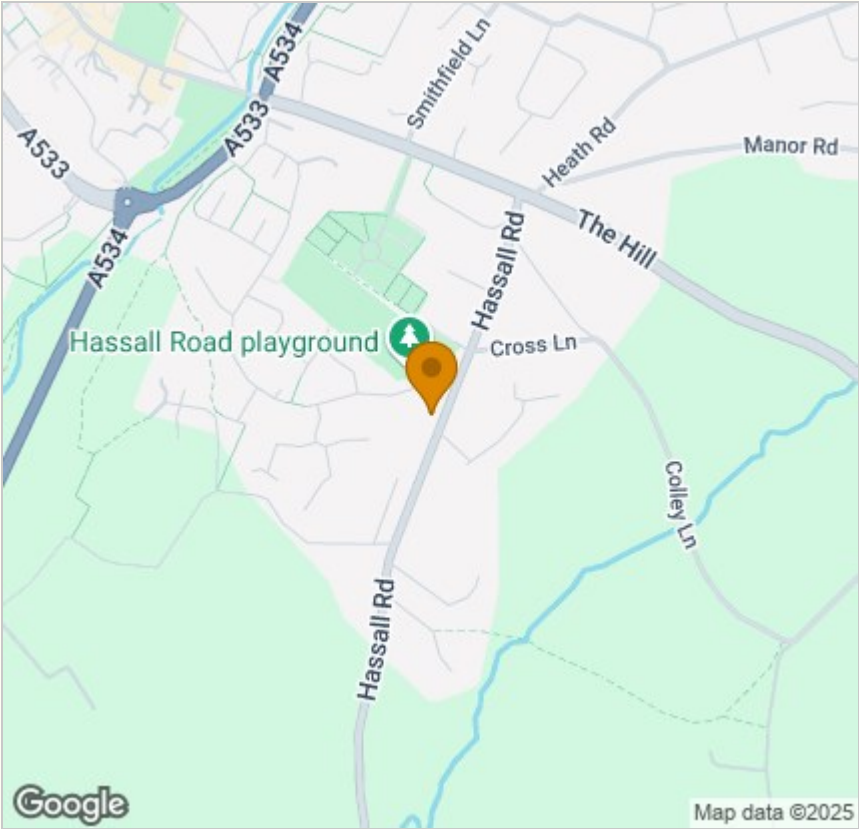
Floor Plan



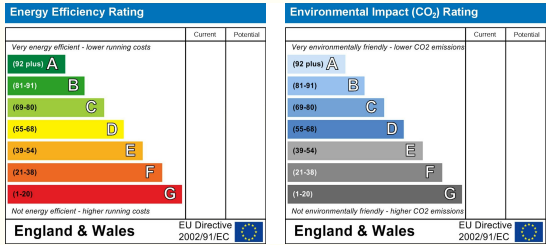
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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