



**78 Leaman Road**

CW1 5AD

**Guide Price £350,000**



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STEPHENSON BROWNE

This delightful three-bedroom detached family home on Leaman Road in Haslington is now available, offering modern and spacious living, perfect for families seeking comfort and convenience in a popular village location.

There is a bright and welcoming living room, plus an open-plan kitchen diner, ideal for both entertaining and everyday family life. The kitchen is well-equipped and flows into a separate utility room, providing additional space for household tasks. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The first floor boasts three generously sized bedrooms, each designed with comfort in mind. The principle bedroom benefits from an ensuite shower room, while a well-appointed family bathroom serves the other two bedrooms, ensuring ample facilities for all.

This property is thoughtfully designed with smart storage solutions, including three storage cupboards, allowing for a clutter-free living environment. The ample wall space throughout the home provides flexibility for personalisation with your own furniture and decor.

Outside, the property offers driveway parking along with a single garage for additional storage or parking needs. The rear garden is a true highlight, featuring a private and enclosed space perfect for relaxation or entertaining. A charming pergola seating area invites you to enjoy the outdoors in comfort.

This well-presented home combines modern living with a peaceful village atmosphere, making it an ideal choice for families or anyone seeking a tranquil lifestyle.



**Entrance Hall**

17'3" x 6'4"  
Understairs storage cupboard.

**Lounge**

14'0" x 11'1"  
Dual aspect windows.

**Kitchen Diner**

18'0" x 11'3"  
An open plan kitchen diner with space for a large dining table. A range a wall and base units with work surfaces over. Integrated fridge / freezer and dishwasher. Four ring gas hob and electric oven. Peninsula / breakfast bar with space for three bar stools. Stainless steel sink. Patio doors.

**Utility**

6'2" x 5'2"  
Base unit cupboards with work surface over and stainless steel sink. Space and plumbing for a washing machine.

**WC / Cloakroom**

6'1" x 5'6"  
Hand wash basin and WC. Space for storing cloaks.

**Landing**

9'10" x 7'0"  
Over-stairs storage cupboard.

**Bedroom One**

13'1" x 10'7"  
A large principle bedroom.

**Ensuite**

8'3" x 6'2"  
Comprising a walk-in shower, hand wash basin and WC.

**Bedroom Two**

17'7" x 10'8"  
A great sized double bedroom.

**Bedroom Three / Dressing Room**

8'2" x 7'0"  
With storage cupboard. Currently used as a large dressing room.

**Bathroom**

7'2" x 6'10"  
Comprising a bathtub with shower above, hand wash basin and WC.

**Garage**

17'9" x 9'0"  
Up and over garage door. Space above for additional boarded storage should it be required.

**Externally**

Driveway parking and front lawned area. Gated side access to the rear. A private and enclosed South-East facing rear garden with pergola seating area which benefits from the sun all afternoon and evening.

**General Notes**

There is a loft should boarding be required for additional storage.

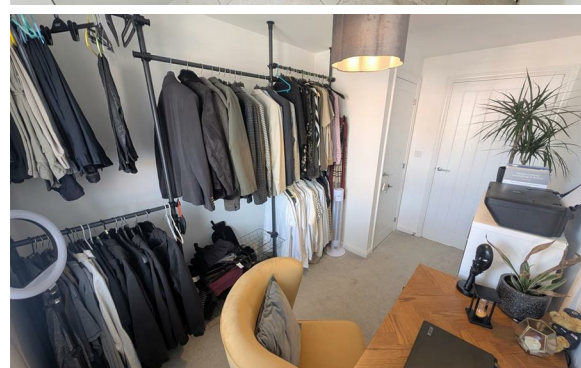
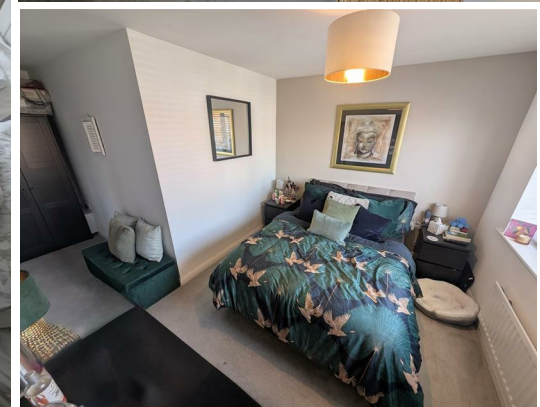
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- No Onward Chain
- Popular Family / Village Location
- Private & Enclosed Rear Garden
- Garage
- Three Spacious Bedrooms
- Ensuite, Bathroom & Downstairs WC
- Open Plan Kitchen Diner & Separate Utility
- Driveway Parking



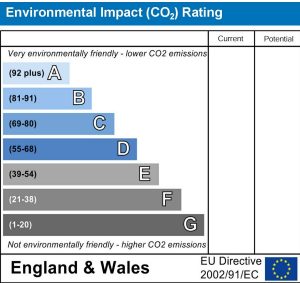
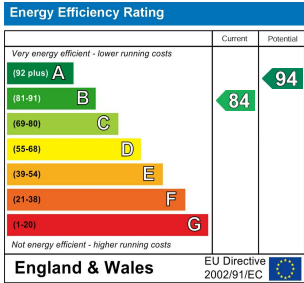
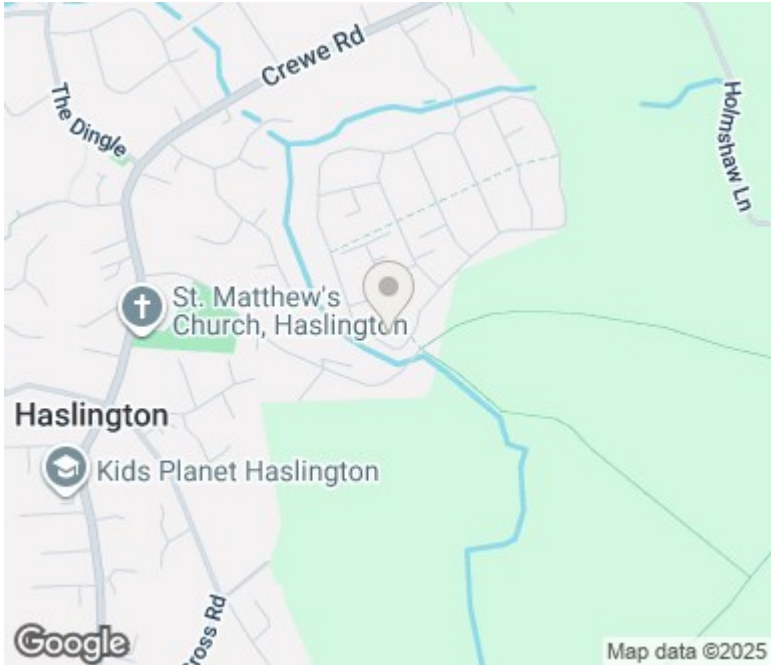


Floor Plan



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



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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