



3 Churchside Close

CW1 5TT

Offers In The Region Of £495,000



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STEPHENSON BROWNE

Welcome to this charming, two/three bedroom detached home tucked away down a small and private cul-de-sac, enjoying a convenient, central position within Haslington. This beautiful property has been loved and cared for by the current owners, offering a superb blend of both traditional and modern features, creating a cosy and inviting atmosphere throughout!

Agents Remarks

This one-of-a-kind property is found on an exclusive development down a private road, and is close to all local amenities.

In brief, the property comprises of: a large entrance hallway, giving access to all ground floor rooms. The lounge boasts double doors leading to the garden, ensuring the space is naturally bright and airy, whilst the lovely feature fireplace still manages to create a welcoming, 'heart of the home' feel. In addition to this, the multi-purpose second reception room offers space for either a dining room, a third bedroom or as it is currently being utilised; a study. The cream shaker kitchen consists of a range of wall, base and drawer units giving you ample storage, as well as a kitchen island. Completing the downstairs aspect of this home is the ever useful utility room and downstairs cloakroom.

To the first floor is a beautiful bright bathroom As well as this, you will find two superb double bedrooms with the master suite benefitting access to a further room which could be used as a dressing room, nursery, study or bedroom. This also comes with a four-piece en-suite bathroom.

The rear garden is exceptionally private and has been meticulously thought out to create the perfect space for gardening or relaxing in the sun with a patio area, vegetable patches and lawn areas. To the front elevation is a tarmac driveway to suit approximately two / three cars.

To truly appreciate everything this property has to offer, with it's convenient location, excellent garden space and traditional style, viewings come highly recommended! Call Stephenson Browne today to book your viewing and avoid missing out!!

Location

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

UPVC front door, two UPVC double glazed windows with wooden shutters, ceiling light point, radiator, storage cupboard, doors to all rooms, smoke alarm, radiator.

Lounge

16'5" x 11'7" (5.013m x 3.533m)
UPVC double glazed window to the side elevation, UVC double glazed double doors leading out to the garden, TV point, spotlighting, radiator, brick fireplace with multi-fuel burner.

Study/Bedroom Three

10'6" x 11'2" (3.223m x 3.411m)
UPVC double glazed window to the front elevation and side elevation, spotlighting, radiator.





Dining Kitchen

17'9" x 12'4" (5.412m x 3.782m)

A good range of cream shaker wall and base units with Quartz work-surface over, inset undermount 1.5 bowl stainless steel sink with mixer tap, integrated dishwasher, integrated double oven, integrated fridge/freezer, four ring gas hob with extractor fan over, kitchen island, UPVC double glazed window to the front elevation, UPVC double glazed doors leading out to the garden, spotlighting, tiled flooring, radiator.

Utility Room

5'6" x 11'8" (1.683m x 3.562m)

A good range of wall and base units with laminate work-surface over, inset round stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, ceiling light point, smoke alarm, radiator, tiled flooring, UPVC double glazed door.

Cloakroom

4'9" x 5'6" (1.458m x 1.701m)

Low level WC, wall hung wash hand basin with mixer tap, ceiling light point, radiator, tiled flooring, extractor fan, UPVC double glazed frosted window to the front elevation.

FIRST FLOOR

Landing

Ceiling light point, UPVC double glazed window to the rear elevation with wooden plantation shutters, access to loft space, smoke alarm, radiator, storage cupboard with radiator.

Bedroom One

12'5" x 17'7" (3.785m x 5.371m)

UPVC double glazed windows to the front and rear elevation, radiator, ceiling light point. Door into:

Dressing Room/Bedroom Three

7'7" x 9'10" (2.331m x 3.017m)

Velux skylight to the front elevation, fitted cupboards, spotlighting, radiator. Door into:

En-Suite

12'2" x 6'9" (3.718m x 2.060m)

Low level WC, wall hung wash hand basin with mixer tap, shower enclosure with mixer shower, tiled bath, tiled flooring, tiled walls, partly tiled walls, spotlighting, extractor fan, shaver point, wall point, radiator.

Bedroom Two

11'9" x 16'11" (3.592m x 5.172m)

UPVC double glazed windows to the rear and side elevation, ceiling light point, radiator.

Bathroom

8'3" x 8'7" (2.529m x 2.623m)

Low level WC, wall hung wash hand basin with mixer tap, shower enclosure with mixer shower, chrome ladder style radiator, Velux skylight, spotlighting, chrome ladder style radiator, shaver point, tiled floors, partly tiled walls.

OUTSIDE

Front

Tarmac driveway, laid to lawn, shrubbery, hedge boundaries.

Rear

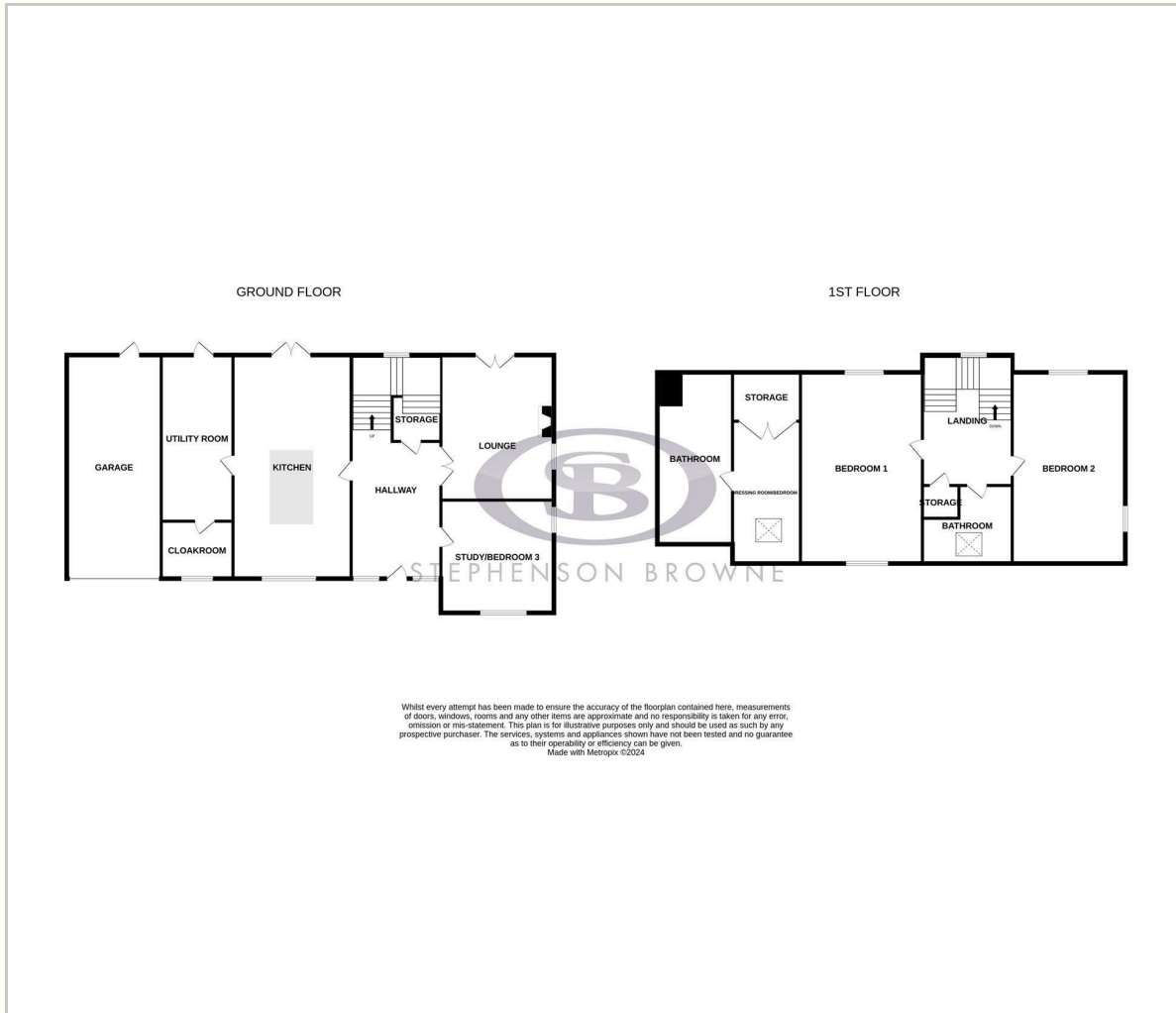
Patio areas, vegetable patches, well stocked flower beds, borders, shrubbery, gate leading to front of the property.

Garage

Up and over door, power, lighting, UPVC double glazed door leading out to the garden.



Floor Plan



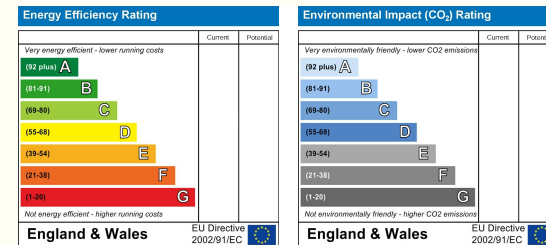
Viewing

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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