



34 Oakland Avenue

CW1 5PB

Asking Price £260,000



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STEPHENSON BROWNE

This traditional three-bedroom semi-detached house on Oakland Avenue offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining and a well-appointed breakfast kitchen.

The three bedrooms are generously sized, making them ideal for families or those seeking extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms, while a WC is downstairs, ensuring practicality for everyday living.

One of the standout features of this property is the versatile outbuilding, which presents a myriad of possibilities. Whether you envision it as a home office, a playroom, or a workshop, this additional space can be tailored to suit your needs.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable village location. Families will appreciate the proximity to popular schools, making the morning school run a simple affair.

This semi-detached house offers a peaceful village setting while remaining close to local amenities. With its charming features and practical layout, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.



Porch

6'0" x 2'9"

Hall

12'11" x 5'10"

Living Room

14'3" x 10'9"

With bay window.

Dining / Family Room

10'9" x 13'9"

With patio doors.

Kitchen / Breakfast Room

17'1" x 6'11"

A breakfast bar area. A range of wall and base units with worksurfaces. Integrated freezer, dishwasher and washing machine. Space for a dryer and other appliances. Space for a tall fridge / freezer. Four ring gas hob with extractor above. Double electric oven.

WC

5'1" x 2'5"

Located understairs with window.

Landing

9'4" x 5'11"

Bedroom One

11'9" x 10'9"

A spacious bedroom, currently accommodating three bunk beds.

Bedroom Two

12'8" x 10'9"

A double bedroom overlooking the rear aspect, currently used as the main bedroom.

Bedroom Three

14'10" x 6'11"

A previously extended, double bedroom with double aspect windows.

Bathroom

8'3" x 5'9"

Comprising bathtub with shower over, vanity sink and a WC. Heated towel rail and extractor.

Outbuilding / Gym

13'6" x 5'7"

A versatile space for a number of uses such as gym, playroom, summer house, home office etc. With power and lighting.

Externally

Driveway parking to the front. To the rear, a patio seating area, lawned garden, outbuilding and shed. West facing rear garden.

General Notes

With Nest central heating system.

The loft is boarded, fitted ladder and light, plus skylight window.

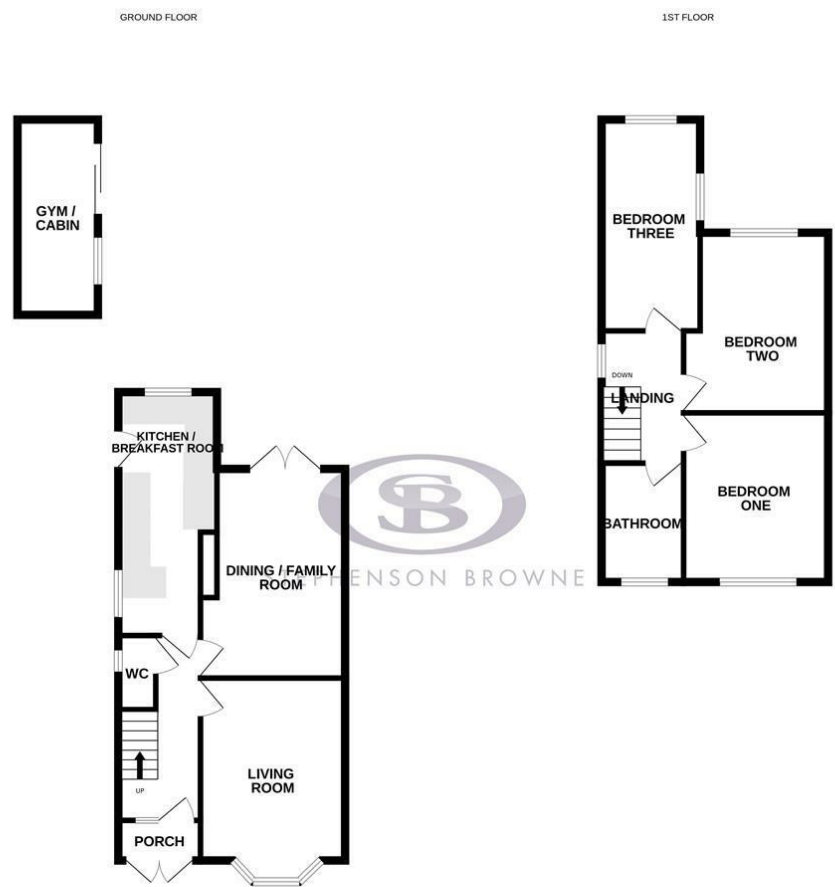


- West Facing Garden
- Versatile Outbuilding
- Previously Extended
- Private & Secure Rear Garden
- Driveway Parking
- Popular Village Location
- Three Double Bedrooms
- Two Reception Rooms





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



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	

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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