



8 Delves Broughton Court

CW1 5UA

Asking Price £250,000



3



1



2



D



STEPHENSON BROWNE

A well-presented semi-detached home on Delves Broughton Court in Haslington village, offering a delightful living experience. Situated on a small cul-de-sac, the property boasts a welcoming atmosphere, making it an ideal choice for first-time buyers, growing families, or savvy investors.

The house features two spacious living areas, providing ample space for relaxation and entertaining. With three comfortable bedrooms, there is plenty of room for family members, guests or study space. The modern bathroom, along with a convenient downstairs WC, ensures that the home meets the needs of contemporary living.

The heart of the home is undoubtedly the modern kitchen, which is both functional and stylish, perfect for preparing meals and enjoying family gatherings. The conservatory has been thoughtfully improved with a solid roof, creating a versatile space that can be enjoyed year-round. New flooring and fresh decorations throughout the property enhance its appeal, making it move-in ready.

Outside, the property offers driveway parking for two vehicles, ensuring convenience for residents and visitors alike. The rear garden is private, enclosed, and low maintenance, providing a peaceful retreat for outdoor enjoyment without the hassle of extensive upkeep.

In summary, this delightful home in Haslington presents an excellent opportunity for those seeking a comfortable and modern living space in a friendly community. With its attractive features and convenient location, it is sure to attract interest from a variety of buyers.



Living Room

15'10" x 10'9"
Understairs storage cupboard.

Kitchen / Diner

13'9" x 10'10"

Cloak Room / WC

Conservatory

11'8" x 10'2"

Landing

Storage cupboard.

Bedroom One

13'10" x 9'10"

Bedroom Two

9'10" x 8'2"

Bedroom Three

9'10" x 6'5"

Bathroom

6'5" x 5'5"

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

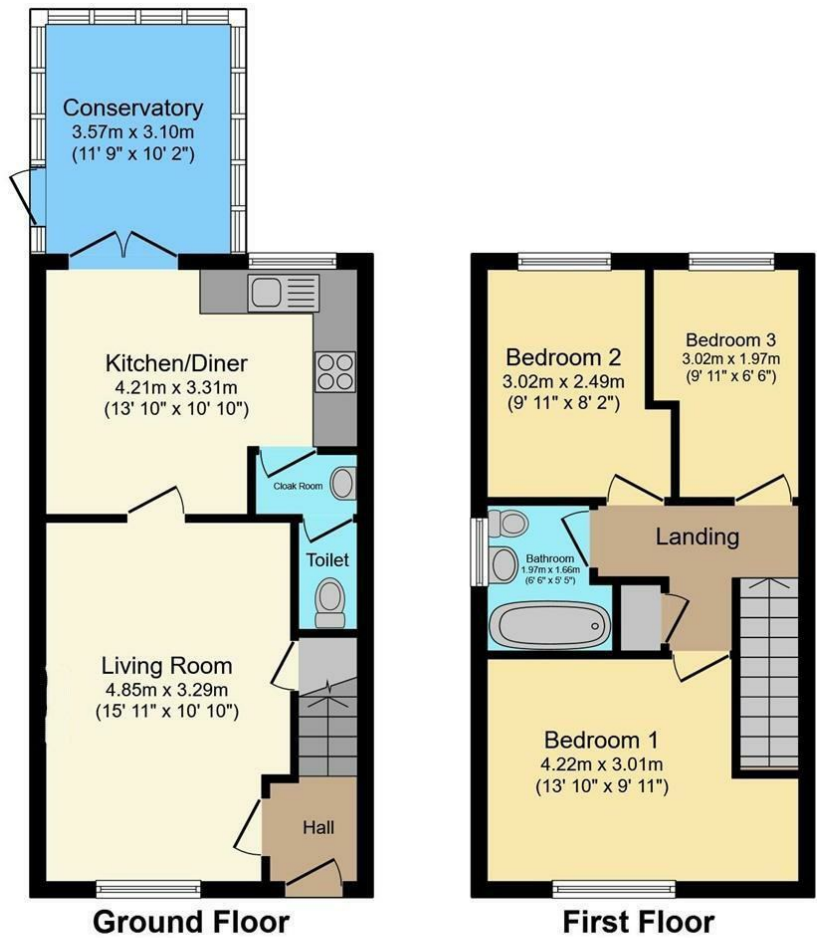


- New Flooring & Decorated Throughout
- Conservatory with Newly Installed Solid Roof
- Driveway Parking
- Cul De Sac
- Haslington Village Location
- Private, Enclosed & Low Maintenance Garden
- Modern Kitchen & Bathroom
- Bathroom & Downstairs WC





Floor Plan



Total floor area 77.8 sq.m. (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any 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

