



STEPHENSON BROWNE

Fields Road, Haslington

CW1 5SZ



Asking Price £450,000

DESCRIPTION

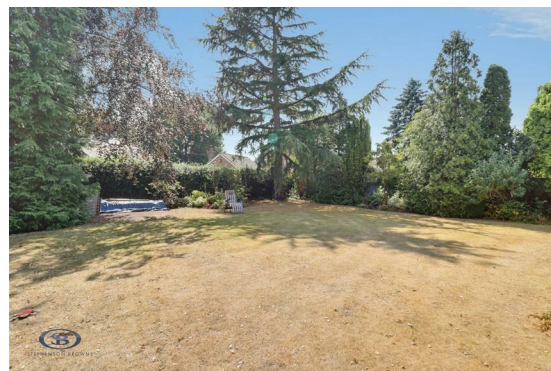
Situated on the highly sought-after Fields Road in the desirable village of Haslington, this detached three-bedroom dormer bungalow occupies a substantial plot and presents an exceptional opportunity for buyers looking to modernise, extend or redevelop (subject to the necessary planning permissions).

Offered to the market with no onward chain, the property offers fantastic potential to create a bespoke family home in one of the area's most popular residential locations.

The flexible accommodation currently comprises three bedrooms, with generous living space offering ample scope for reconfiguration to suit individual requirements. Outside, the sizeable plot provides excellent potential for extension while still retaining generous gardens and parking.

Perfectly positioned within walking distance of Haslington's local amenities, schools and countryside walks, the property is also just two minutes from Crewe Golf Club and offers excellent transport links to Crewe, Sandbach and Junction 17 of the M6.

A rare opportunity for developers, investors or those looking to create their forever home in a prime village location. Early viewing is highly recommended.





ROOM DESCRIPTIONS

Porch

8'5" x 3'2"

Kitchen

13'5" x 8'5"

Sitting Room

12'7" x 11'2"

Living Room

20'10" x 11'11"

Bedroom One

14'9" x 12'10"

Bedroom Two

11'11" x 11'8"

Bathroom

8'7" x 7'6"

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.

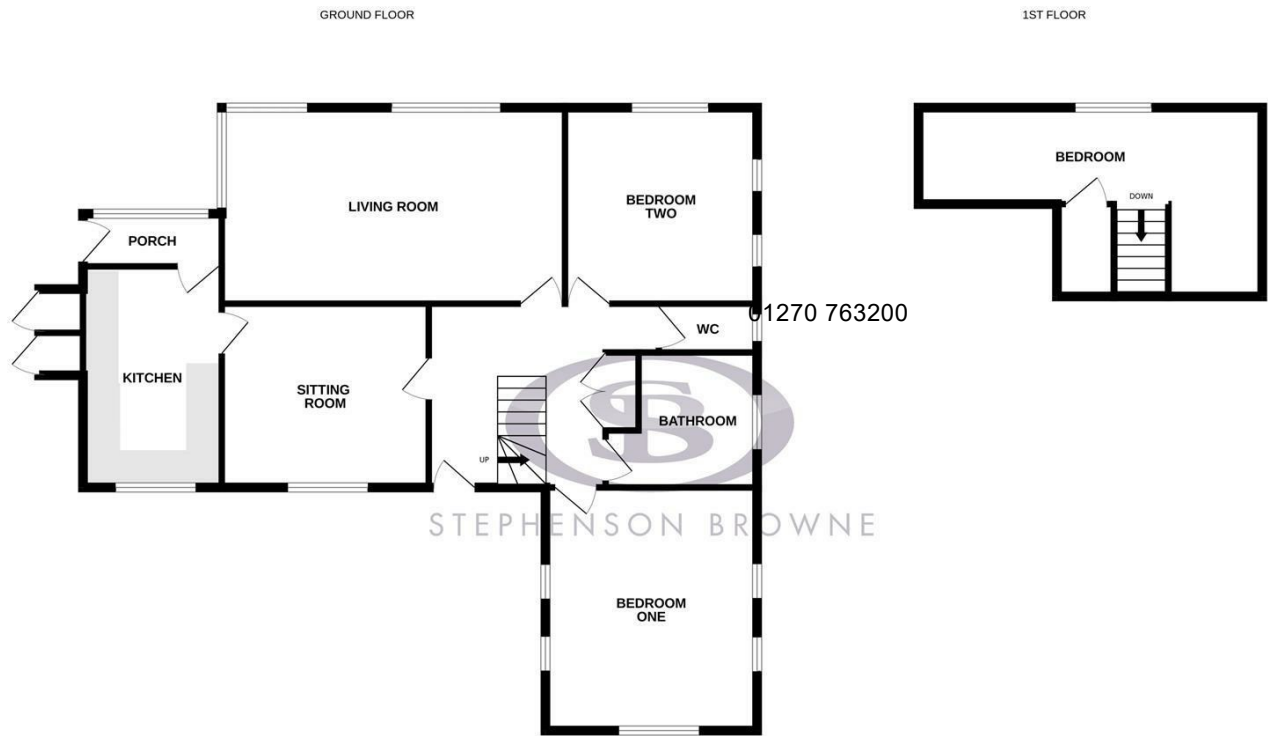
Why Choose SB Sandbach To Sell Your Property?

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.





Floorplans



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



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk