STEPHENSON BROWNE

# Campbell Close, Haslington

CW1 5PY

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**Offers Over £190,000**

# Description

This semi-detached bungalow on Campbell Close in Haslington village offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for retirees or anyone seeking a peaceful retreat.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The bungalow also boasts a walk-in shower room, thoughtfully designed to accommodate those with mobility issues, ensuring ease of access and comfort.

Outside, the property offers ample parking for several vehicles, making it an excellent choice for families with multiple cars or for those who enjoy hosting visitors. Additionally, a detached garage provides further storage options. The low-maintenance rear garden is a lovely space to unwind, allowing you to enjoy the outdoors without the burden of extensive upkeep.

This true semi-detached bungalow is situated in a popular residential area, providing a sense of community while still being close to local amenities. With built-in wardrobes in the principal bedroom, there is plenty of storage space, enhancing the practicality of this charming home.

In summary, this bungalow on Campbell Close is a wonderful opportunity for anyone looking to settle in a peaceful village setting, with modern comforts and ample space for parking. Don't miss the chance to make this lovely property your new home.

# Room Descriptions

Entrance Hall
3'8" x 3'3"

Living Room
16'2" x 10'9"

Kitchen
9'3" x 8'2"

Bedroom One
11'10" x 9'4"

Bedroom Two
10'3" x 9'3"

Shower Room
6'1" x 5'6"

Inner Hall
4'11" x 2'8"

Garage
17'0" x 8'6"

General Notes
Worcester Bosch combi boiler, installed in May 2023.
The loft is boarded, there is a light and fitted loft ladder.

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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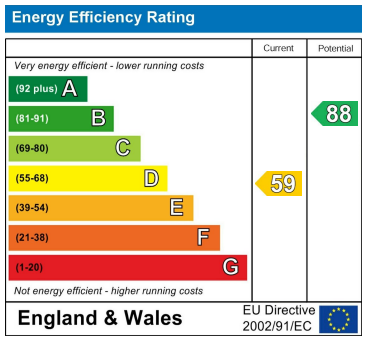
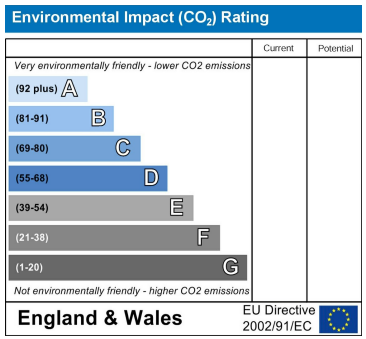
# Area Map

# EPC Rating




# Viewing

Please contact our office using the details provided at the bottom of this 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**