

STEPHENSON BROWNE

# St. Matthews Close, Haslington

CW1 5TW

4 2 3 C

**Asking Price £425,000**

# DESCRIPTION

A splendid four-bedroom detached family home, tucked away at the head of a quiet cul-de-sac in the popular village of Haslington. Ideally positioned for easy commuting to Sandbach, Alsager and Crewe, the property occupies a particularly private plot, with no properties directly overlooking the front and wonderful open field views beyond the rear garden.

Beautifully presented throughout, the accommodation briefly comprises a spacious lounge with double doors opening through to the dining area, and sliding patio doors providing a lovely connection to the rear garden. There is also a beautifully appointed kitchen with separate utility room. To the first floor are four good-sized bedrooms, all benefiting from fitted furniture, together with an ensuite shower room and family shower room.

Externally, the property sits within generous, low-maintenance gardens with open fields beyond. The garden also connects to an adjoining paddock, offering an unusual and valuable additional outdoor space. The paddock is held on lease at an annual rent of £100, payable in July, and may be used solely for leisure purposes, with no structures permitted.

Further benefits include a driveway













and garage, oak balustrade, ample storage, new carpets throughout and an EPC rating of C.

A superb family home offering generous accommodation, a peaceful cul-de-sac position, excellent privacy and far-reaching open field views. Viewing is absolutely essential.













# ROOM DESCRIPTIONS

**Paddock***
The paddock adjoining the garden is held on lease at an annual rent of £100, payable in July. It may be used solely for leisure purposes, and no structures may be erected on it.

**Lounge**
15'11" x 11'4"

**Dining Room**
11'4" x 8'11"

**Kitchen**
15'1" x 8'7"

**Utility**
8'11" x 7'6"

**Family Room**
17'10" x 7'10"

**WC**
4'9" x 3'2"

**Bedroom One**
11'5" x 11'7"

**Ensuite**
8'3" x 6'11"

**Bedroom Two**
13'5" x 11'5"

**Bedroom Three**
11'10" x 8'0"

**Bedroom Four**
11'3" max x 6'11"

**Shower Room**
7'4" x 5'10"

**Garage**
17'2" x 7'8"

**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.





























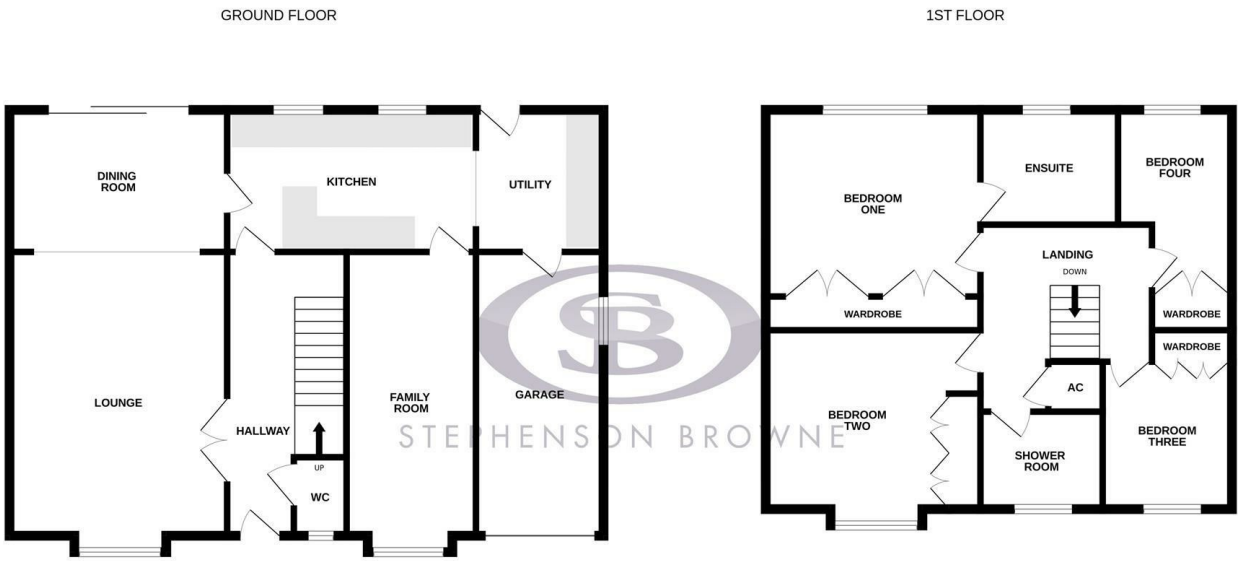


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## Viewing

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

# Floorplans

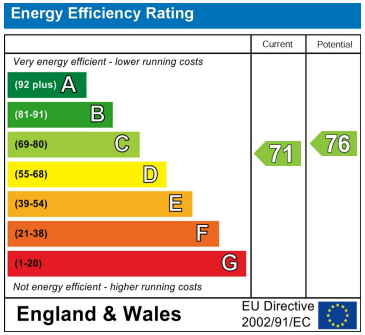


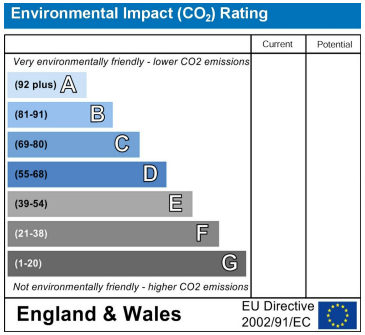

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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




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