



STEPHENSON BROWNE

## Cloverfields, Haslington, Crewe

CW1 5AL



**Offers Over £300,000**



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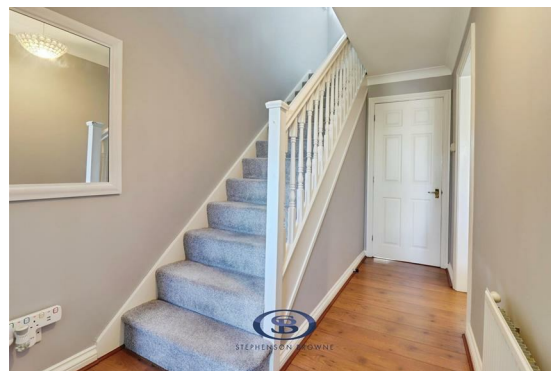
## DESCRIPTION

Located within the desirable Cloverfields development in the heart of Haslington village, this well-presented detached three-bedroom home offers spacious, flexible accommodation ideal for modern living and is available with no onward chain.

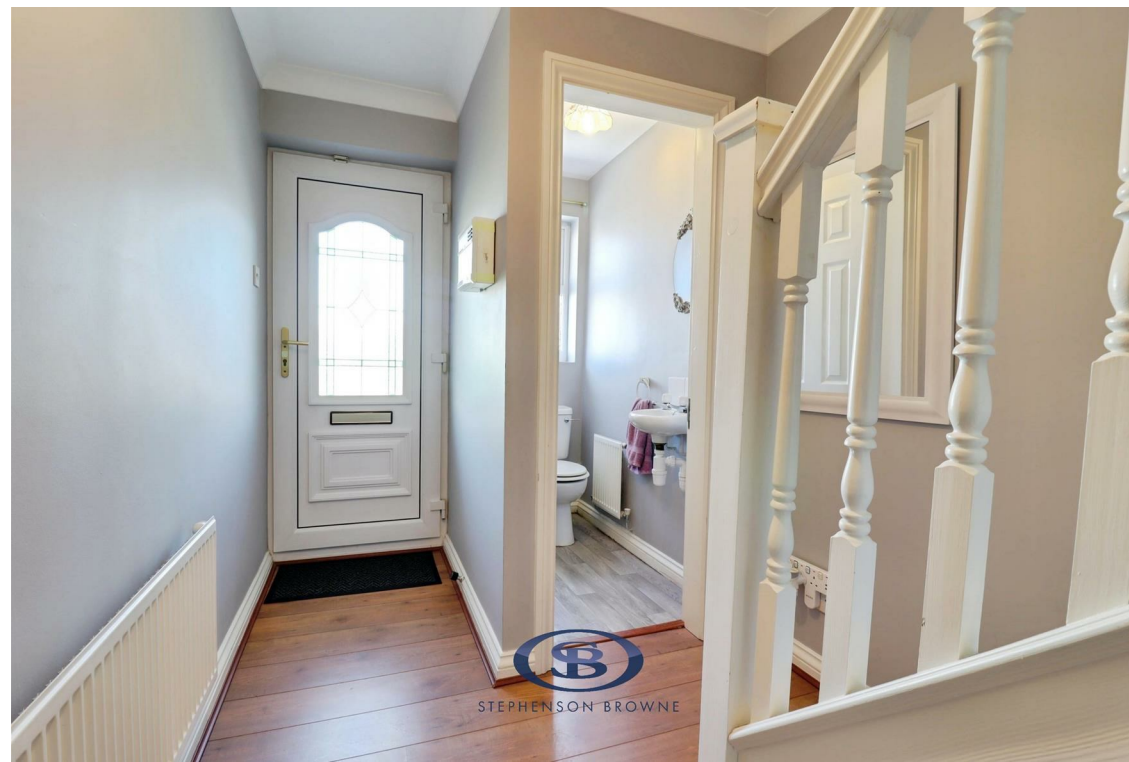
The property comprises two excellent double bedrooms and a third bedroom which works perfectly as a single room, nursery or home office. Inside, the layout is both practical and versatile, featuring two reception rooms that provide ideal spaces for relaxing, dining or entertaining. A well-appointed kitchen and a convenient downstairs WC complete the ground floor, while upstairs benefits from a family bathroom and a private ensuite to the principal bedroom.

Externally, the home enjoys driveway parking and an attached garage, along with a private and enclosed rear garden—perfect for outdoor use and family life. Tucked away in a quiet cul-de-sac, the setting offers a peaceful residential feel while remaining within easy reach of local amenities, schools and transport links in Haslington village.

Further benefits include a newly rendered front aspect and a fully serviced Worcester combi boiler, making this an attractive and move-in



ready home in a sought-after location.



# ROOM DESCRIPTIONS

## Entrance Hall

14'9" x 6'1"

## Living Room

14'7" x 10'2"

## Dining Room / Snug

10'4" x 9'6"

## Kitchen / Breakfast Room

15'7" x 9'6"

## WC

6'1" x 3'3"

## Landing

8'5" x 6'11"

## Bedroom One

12'7" x 9'9"

## Ensuite

7'3" x 4'5"

## Bedroom Two

9'9" x 9'2"

## Bedroom Three

9'6" x 6'11"

## Bathroom

6'11" x 6'1"

## Garage

17'1" x 8'7"

## 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

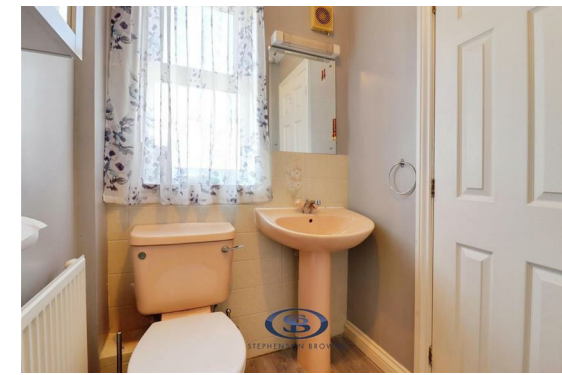
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.









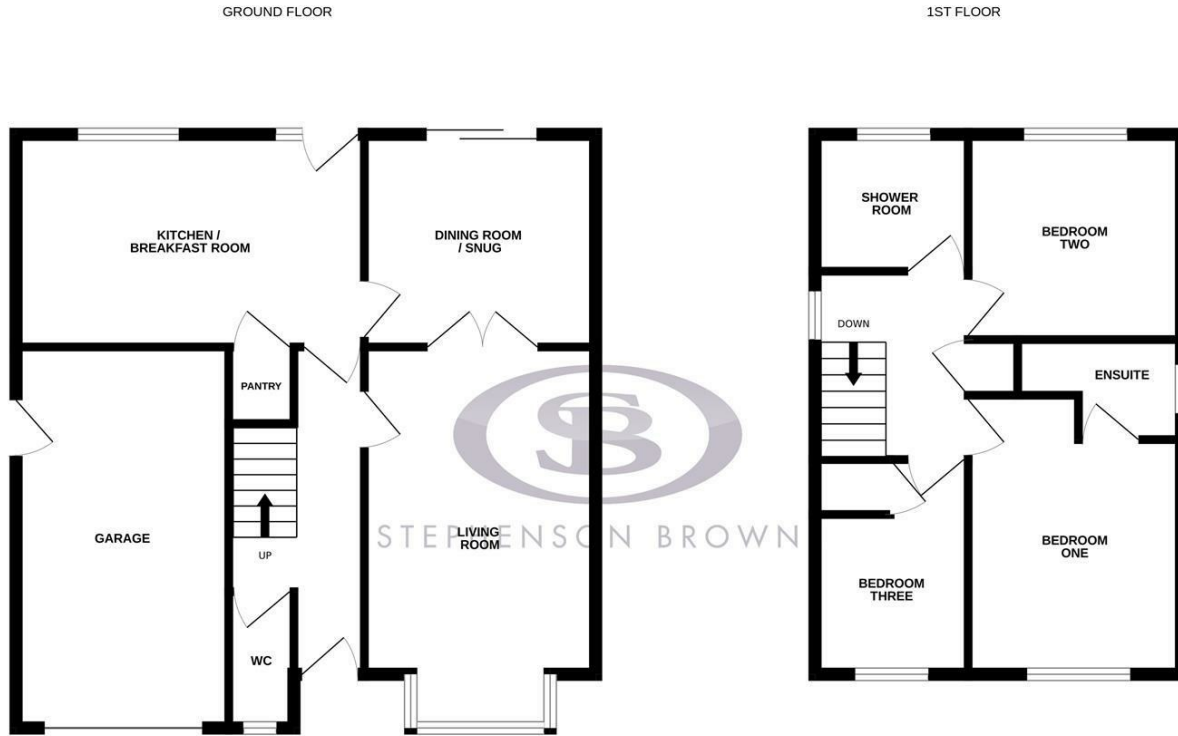


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## **Viewing**

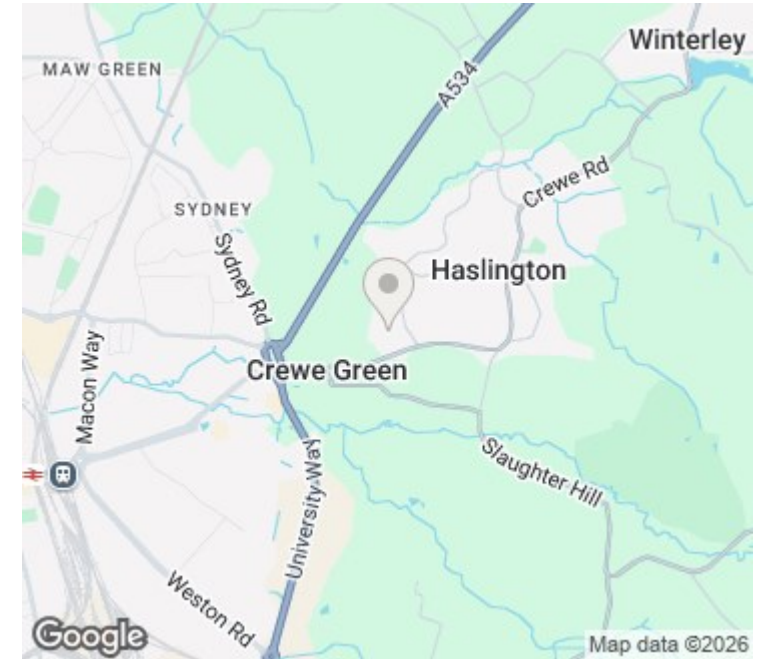
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b> <b>78</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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