



STEPHENSON BROWNE

**Cartwright Road,
Haslington**
CW1 5RP



Asking Price £240,000

DESCRIPTION

Situated in the popular village of Haslington, this beautifully modernised and thoughtfully reconfigured home offers spacious, practical and highly appealing accommodation throughout. Finished to a high standard, the property has been redesigned to maximise both its living space and day-to-day functionality.

The accommodation includes two generous double bedrooms, a welcoming living room and a conservatory providing additional versatile living space. At the heart of the home is an impressive open-plan kitchen diner, featuring a high-specification kitchen with integrated dishwasher, fridge and freezer, double oven and microwave, and complemented by a separate utility area.

The first floor boasts a particularly impressive and spacious bathroom and ensuite shower room, while a useful downstairs WC adds further convenience. The property has been extensively modernised and reconfigured throughout, creating a layout that is ideally suited to modern living.

Externally, there is driveway parking for two parallel vehicles, useful outbuildings and a generous, private rear garden offering an excellent space for relaxing, entertaining and



enjoying the outdoors.

Conveniently positioned within this popular village location, the property is well placed for local amenities and transport links. With an EPC Rating of B and Council Tax Band B, this stylish and move-in-ready home combines modern specification, practicality and an excellent location.



ROOM DESCRIPTIONS

Living Room

14'9" x 12'9"

Kitchen Diner

17'8" x 12'2"

Conservatory

10'5" x 9'2"

WC / Utility

6'6" x 5'11"

Bedroom One

15'1" x 10'10"

Bedroom Two

14'1" x 8'10"

Bathroom

11'6" x 8'10"

Ensuite

6'6" x 4'6"

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.

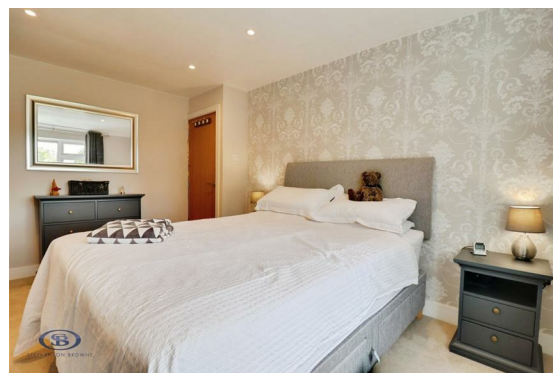
AML Disclosure

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.

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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.







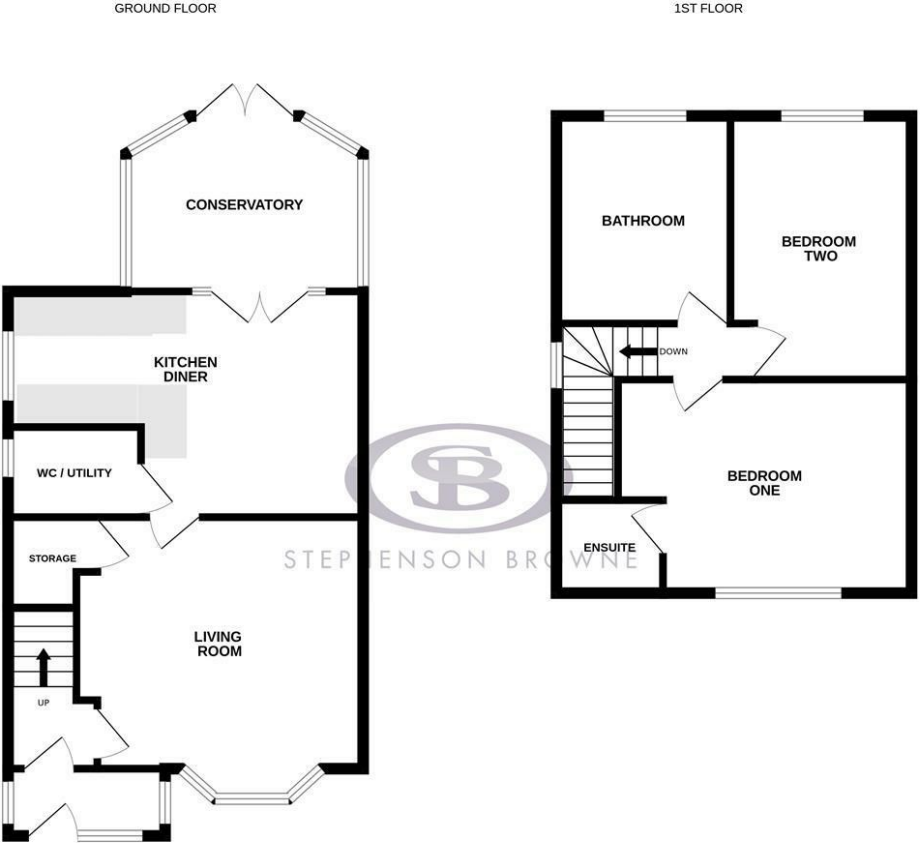


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Viewing

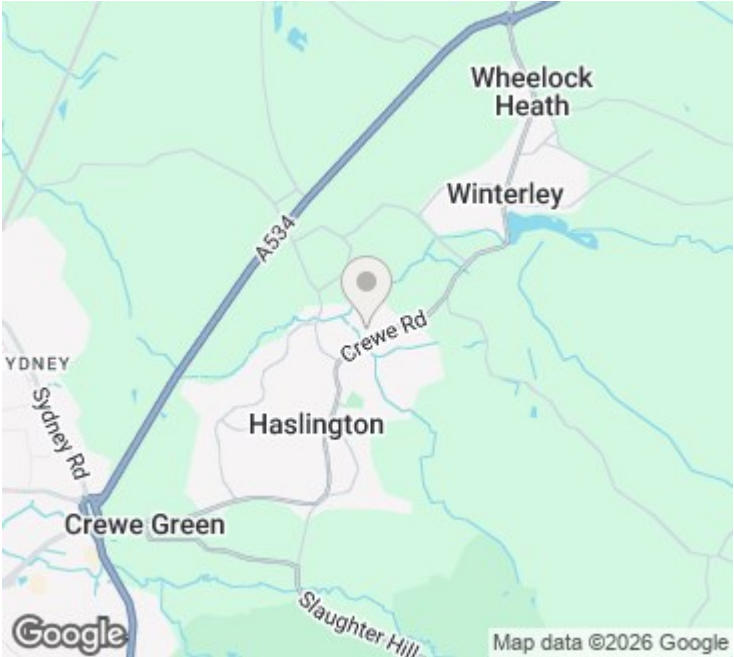
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

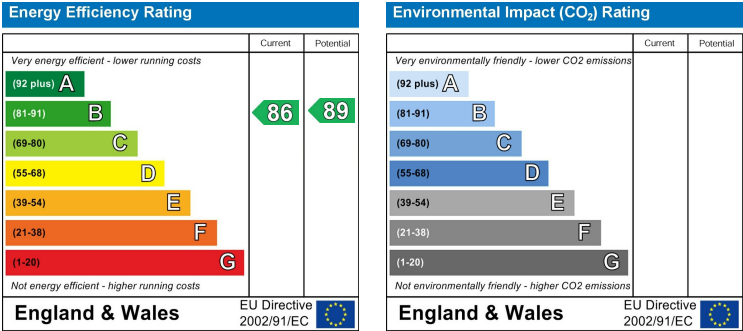


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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