



STEPHENSON BROWNE

## The Hawthorns, Haslington

CW1 5BA



Asking Price £250,000

## Description

Situated within a quiet cul-de-sac in the highly sought-after village of Haslington, this beautifully presented three-bedroom semi-detached home offers spacious, move-in-ready accommodation, driveway parking for two vehicles and a low-maintenance rear garden.

Ideally located within walking distance of local shops, pubs and well-regarded schools, the property also benefits from excellent transport links.

The accommodation begins with an entrance hallway with stairs to the first floor and a useful downstairs WC. To the front of the property is a generous living room and useful under-stairs storage cupboard. French doors lead through to the kitchen/diner, creating an excellent flow for modern family living. The kitchen is fitted with a range of wall and base units, ample worktop space and a dedicated dining area, whilst double doors provide direct access to the rear garden.

To the first floor, the principal bedroom is a spacious double room benefiting from fitted storage and an en-suite shower room. Bedroom two is another well-proportioned double overlooking the rear garden, whilst bedroom three offers flexibility as a child's bedroom, nursery or home office. Completing the accommodation is a family bathroom fitted with a white three-piece suite.

Externally, the property enjoys a double-width driveway providing off-road parking for two vehicles. Occupying an enviable end position, the home also benefits from gated side access leading to the enclosed rear garden. Designed for low-maintenance enjoyment, the garden features a professionally finished patio area creating the perfect space for relaxing and entertaining. A timber shed provides additional storage.

Offering a fantastic village location, well-balanced accommodation and excellent outdoor space, this superb home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



# Room Descriptions

## 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.





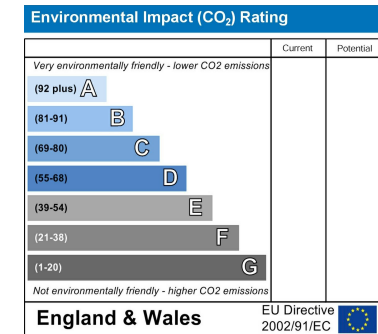
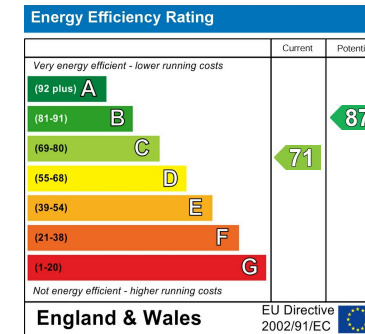
# Floorplans



# 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

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