



41 Repton Drive

CW1 5SA

Offers Over £300,000



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STEPHENSON BROWNE

This delightful detached family home on Repton Drive in Haslington village offers a perfect blend of modern comfort and practicality. Recently enhanced by the current owners, the property boasts a recently fitted kitchen and bathroom, ensuring a fresh and contemporary living experience.

Upon entering through the porch and grand hallway, you are greeted by a spacious living room that provides an inviting space for relaxation and family gatherings. The home features three generously sized bedrooms, ideal for accommodating a growing family or providing ample guest space. Additionally, the property includes a separate utility room and a convenient downstairs WC, adding to the overall functionality of the home.

One of the standout features of this property is the large, low-maintenance rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. The garden offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumb without the burden of excessive upkeep.

Parking is a breeze with space for several vehicles, complemented by a garage that provides internal access, making it easy to bring in groceries or other items. This home is not only practical but also situated in a desirable location, making it an excellent choice for families seeking a peaceful yet connected community.

In summary, this well-appointed detached house on Repton Drive is a fantastic opportunity for those looking to settle in Haslington. With its modern updates, spacious living areas, and ample outdoor space, it is sure to meet the needs of any family. Do not miss the chance to make this lovely property your new home.



Porch

7'6" x 4'5"

Hall

11'11" x 7'4"

Lounge

14'2" x 11'11"

With gas fire.

Kitchen / Diner

22'0" x 9'10"

Installed five years ago. Patio doors. Space for a large dining table. A range of wall and base units with worksurfaces over. Five-ring gas hob. Space for an American fridge freezer.

Utility

9'1" x 9'1"

Space for a washing machine and tumble dryer.

WC

5'8" x 2'7"

Bedroom One

14'0" x 11'6"

With fitted sliding wardrobe.

Bedroom Two

12'9" x 10'7"

Bedroom Three

8'4" x 7'6"

With storage cupboard.

Bathroom

7'8" x 7'7"

Installed one year ago. With storage cupboard.

Garage

14'7" x 9'1"

With up and over door and power.

External

Driveway parking to the front with lawned area. Gated side access.

An enclosed South-East facing rear garden

General Notes

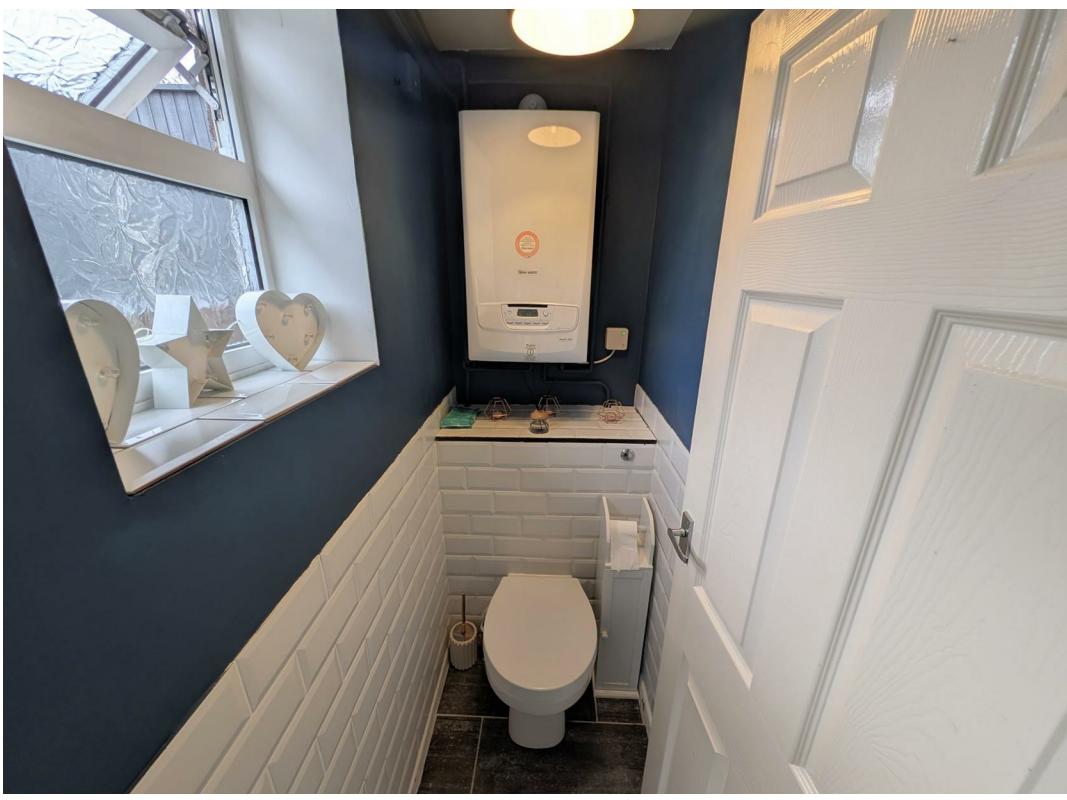
Hive central heating system.

The loft is insulated, boarded, has a light and fitted loft ladder.

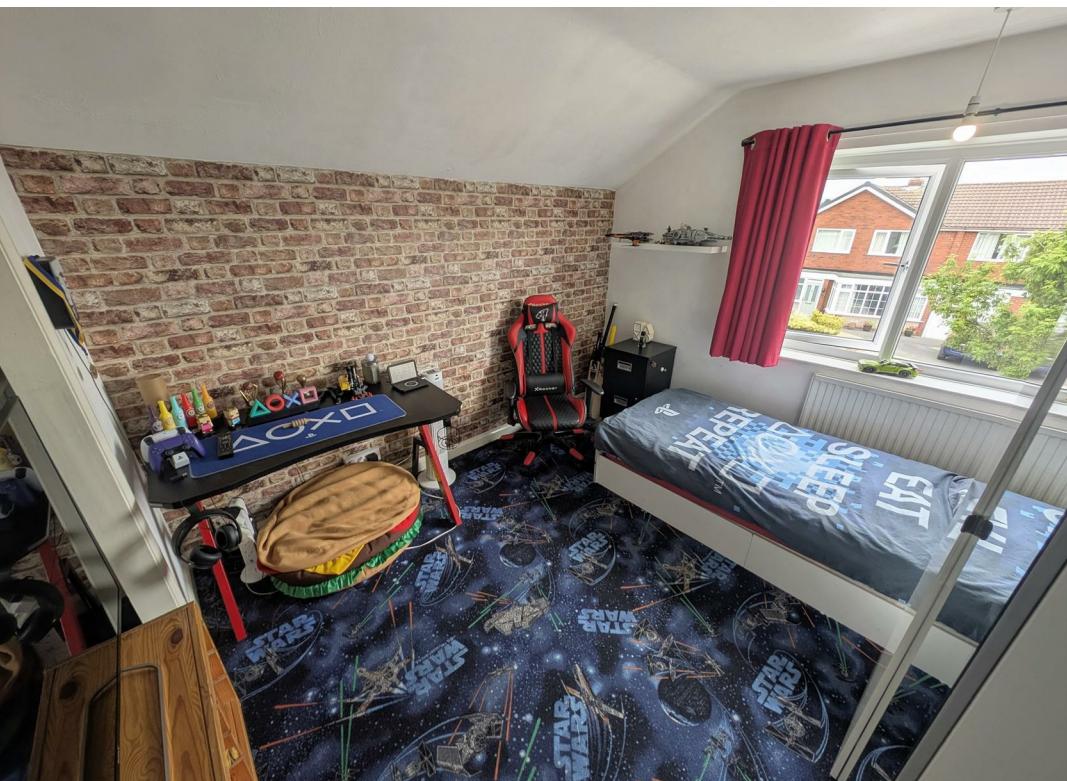
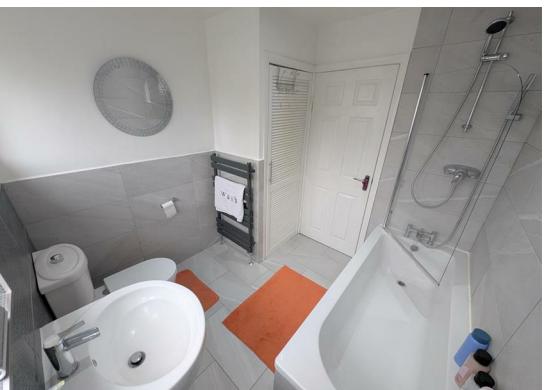
The boiler is thirteen years old and fully serviced.

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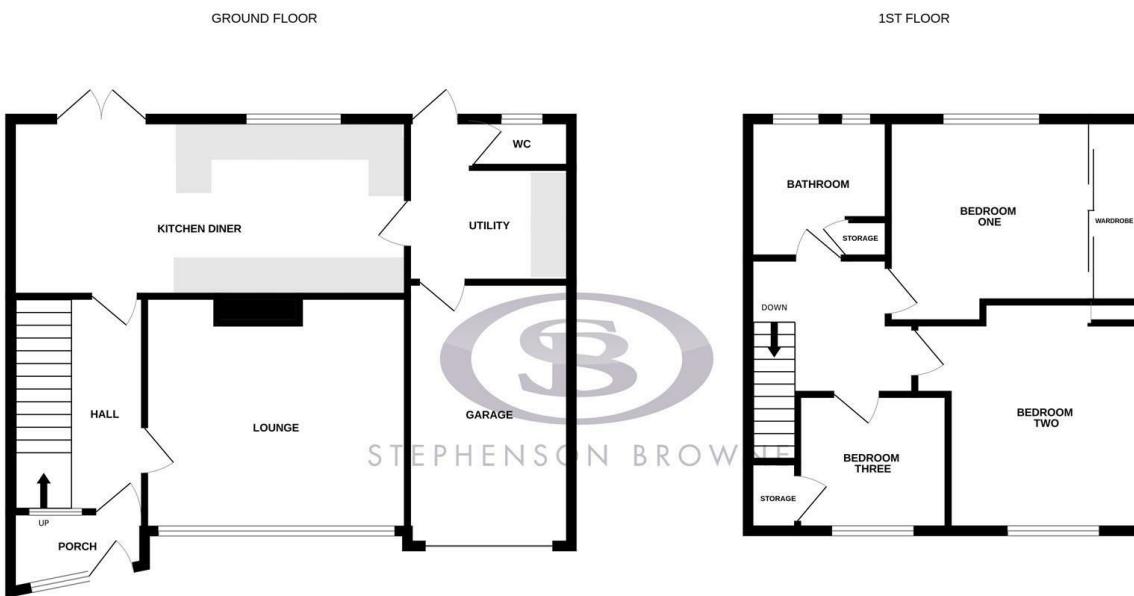


- Detached Family Home
- Popular Haslington Village
- Modern Bathroom
- Great Sized Bedrooms
- Driveway Parking
- Integral Garage
- Modern Kitchen Diner & Separate Utility
- Low-Maintenance Garden
- Spacious Accommodation
- Kitchen 5 Years Old / Bathroom 1 Year Old



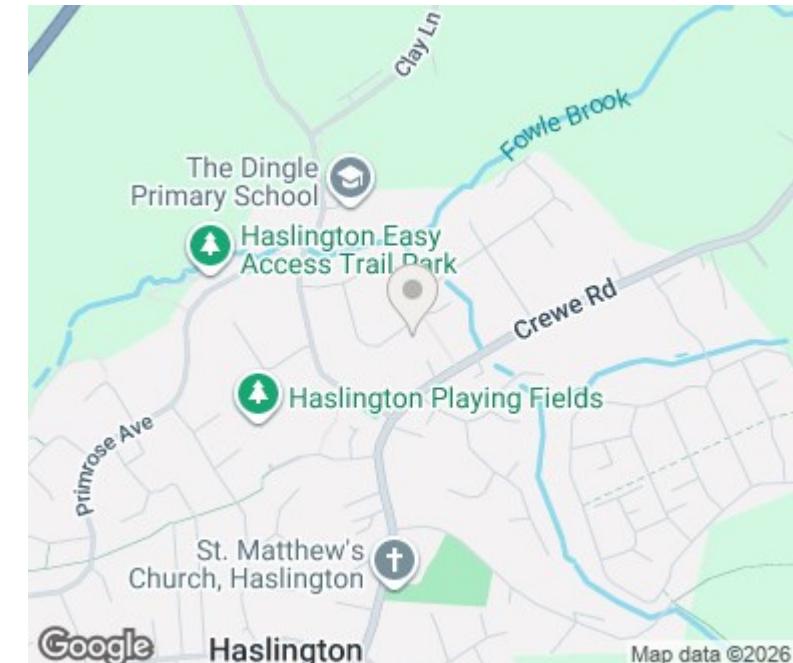


Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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