

STEPHENSON BROWNE

Waterloo Road, Haslington

CW1 5TF

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Offers In The Region Of
£290,000

DESCRIPTION

A very well-presented and tastefully finished three-bedroom semi-detached home situated in the popular Haslington Village. This attractive property has been recently modernised and partly reconfigured by the current owners, creating a stylish and practical home while boasting a range of appealing character features.

The accommodation includes a welcoming sitting room, separate snug and dining area, along with a modern fitted kitchen and a recently modernised family bathroom. There is excellent storage throughout, including fitted wardrobes, providing useful additional space for modern family living.

Externally, the property benefits from driveway parking, a private low-maintenance rear garden and a particularly useful powered brick-built store, ideal for storage, hobbies or workshop use. Conveniently located close to local amenities, Waterloo Road provides an excellent opportunity to enjoy village living while remaining within easy reach of everyday facilities.

The property is offered in excellent condition throughout and is ready to move straight into. Council Tax Band C.














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ROOM DESCRIPTIONS

Sitting Room
13'9" x 10'8"

Kitchen
17'5" x 7'0"

Dining Area / Snug
20'5" x 10'9"

Store
9'5" x 7'11"

Bedroom One
12'11" x 9'10"

Bedroom Two
12'6" x 9'2"

Bedroom Three
6'0" x 8'11"

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.

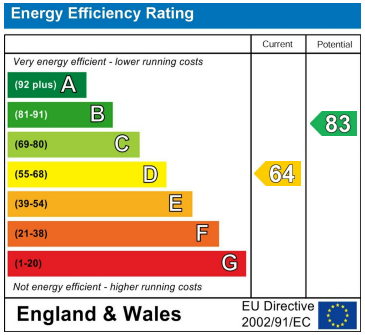
Floorplans

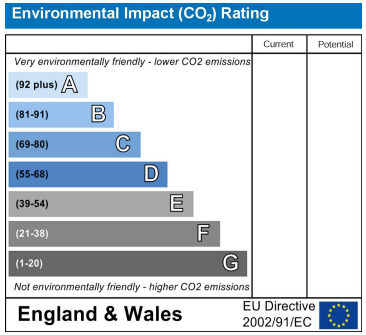


Area Map



EPC Rating





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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