



STEPHENSON BROWNE

**Balfour Close,
Haslington, Crewe**
CW1 5PH



Auction Guide £155,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £155000plus reservation fee.

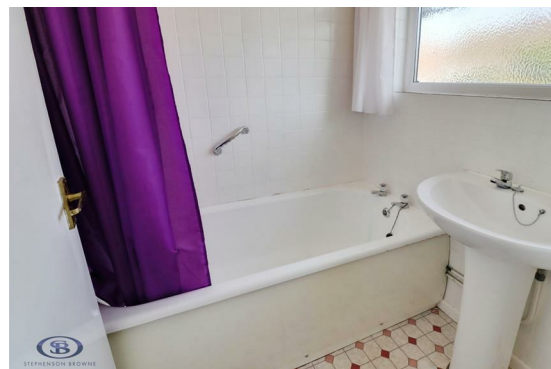
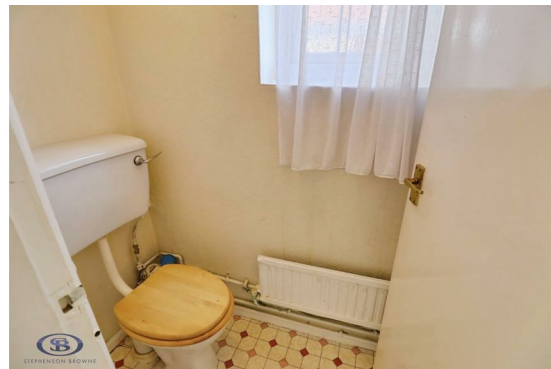
An exciting opportunity to acquire this vacant two bedroom dormer bungalow, situated on Balfour Close in Haslington. The property offers well proportioned accommodation arranged over two floors and provides an excellent opportunity for buyers looking to create a comfortable home or for investors seeking a property with potential.

Externally, the property benefits from a private driveway providing off-road parking, together with a garage, offering useful additional storage and parking facilities.

The property is offered for sale through the Modern Method of Auction, providing an opportunity for purchasers to secure the property through the auction process. Buyers are advised to familiarise themselves with the relevant auction terms and conditions prior to bidding.

Being offered vacant, the property is available for occupation following completion and represents an appealing proposition for owner-occupiers, landlords and buyers looking for a property with scope to improve and add their own personal touches.

Early viewing is recommended to fully appreciate the accommodation, location and potential this property has to offer.





Viewing

Please contact our office using the details provided on the final page 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	69	
(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	

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

T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk