



**79 Braeley Road**

CW1 5PX

**Asking Price £250,000**



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STEPHENSON BROWNE

This delightful three-bedroom semi-detached dormer bungalow on Bradeley Road in Haslington village presents an excellent opportunity for families and individuals alike. The property is situated in a sought-after residential area, offering a peaceful yet vibrant community atmosphere.

Upon entering, you will find a spacious lounge that invites relaxation, complemented by a separate dining room perfect for entertaining guests or enjoying family meals. The well-designed layout includes a convenient downstairs wet room and a separate WC, ensuring practicality for everyday living.

One of the standout features of this home is the upstairs reception area, which offers versatile space that can be tailored to your needs, whether as a study, playroom, or additional lounge. The upstairs bathroom adds to the convenience, making this property ideal for families or those who appreciate extra space.

Externally, the property boasts driveway parking and a garage, providing ample space for vehicles and storage. The private enclosed garden to the rear is low maintenance, allowing you to enjoy outdoor living without the burden of extensive upkeep.

This bungalow is not only a comfortable home but also a fantastic investment in a desirable location. With its blend of spacious living areas and practical amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



## 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.

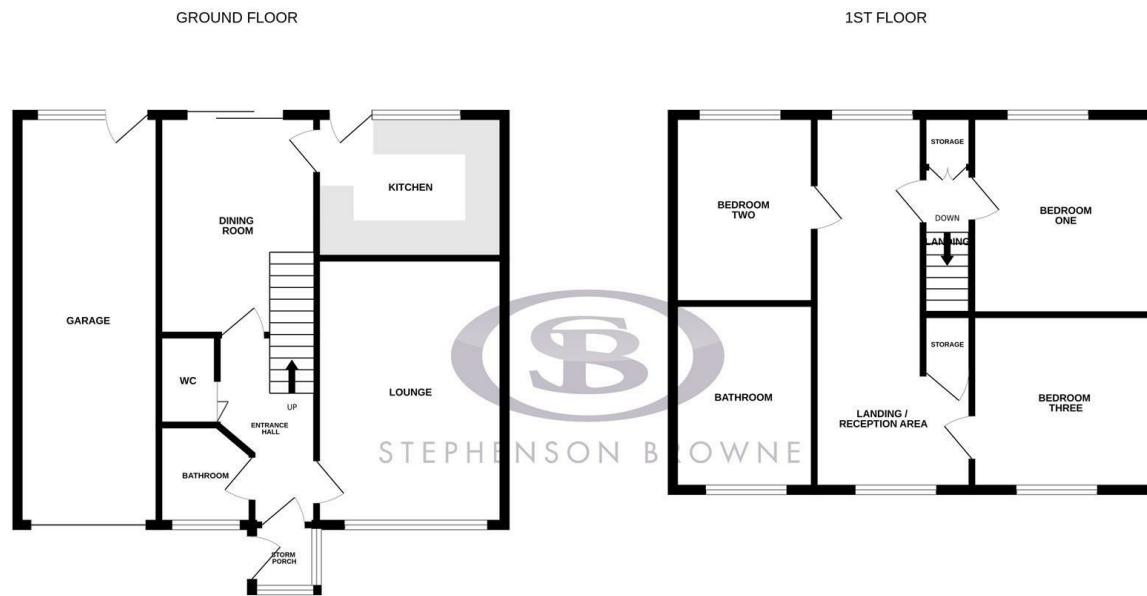


- Driveway Parking
- Private Enclosed & Low Maintenance Rear Garden
- Popular Haslington Village Location
- Three Double Bedrooms
- Upstairs Reception Area
- Garage
- Upstairs Bathroom, Downstairs Wet Room & WC
- Lounge & Separate Dining Room





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are not guaranteed and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose 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		85
(81-91) B		
(69-80) C		
(55-68) D		63
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64