



**2 Braeley Hall Road**

CW1 5HR

Offers Over £399,950



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STEPHENSON BROWNE

A beautifully presented, three bedroom barn conversion found in the village of Haslington with field views to the rear.

#### Agents Remarks

A fantastic, three bedroom barn conversion located in the heart of Haslington, close to local amenities and good transport links.

Briefly comprising of; entrance hallway, open plan living/kitchen/dining space, a cloakroom and separate utility room, and to the first floor there are three bedrooms, with the master benefiting from an en-suite, and a family bathroom.

At the front of the property there is a gated courtyard with allocated parking spaces, and to the rear is a stunning, fully landscaped garden with a patio area perfect for entertaining with open views to the rear.

To appreciate all the notable features this lovely home has to offer, a viewing comes highly recommended!

#### Location

Haslington Village has a range of day to day shops including; bakers, newsagents, hairdressers, pubs, well reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Local schools are held in high repute, many families move into the area with this in mind.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter.

#### Entrance Hallway

Oak front door with double glazed glass panel, intercom security control, stairs to first floor with under-stairs storage cupboard,

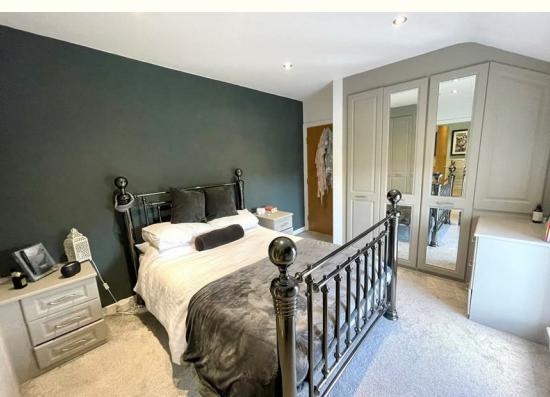
#### Lounge/Dining Room/Kitchen

23'5" x 20'0" (7.16m x 6.1m )

Open plan living/dining/kitchen area.

In the kitchen: solid wood flooring, a good range of cream fronted wall and base units with contrasting granite effect work-surface over, one and a half bowl stainless steel sink unit, integrated fridge/freezer, integrated oven, integrated dishwasher, integrated microwave, induction hob with extractor hood over and stainless steel splash-back, UPVC double glazed window to the rear elevation, ceiling light point, spotlighting.

In the living/dining area: wood flooring continued, inset log burner, two wall lights, three radiators, UPVC double glazed door leading out to the garden, spotlighting, TV point, UPVC double glazed window to the front elevation, banquette seating.





**Utility Room**  
7'8" x 6'9" (2.34m x 2.08m )  
Units with granite effect work-surface over, tiled flooring, stainless steel sink unit with mixer tap, gas central heating boiler, radiator, space and plumbing for washing machine and tumble dryer, spot lighting. UPVC double glazed window to the rear elevation.

**Cloakroom**  
Tiled flooring, spot lighting, low level WC, pedestal wash hand basin with mixer tap and tiled splash-back, extractor fan, radiator, airing cupboard.

#### FIRST FLOOR

**Landing**  
Ceiling light point, smoke alarm.

**Bedroom One**  
12'9" x 10'0" (3.89m x 3.07m )  
Wooden double glazed window to the rear elevation, spotlights with dimmer, radiator, TV point, a good range of fitted wardrobes with matching drawers.

**En-Suite**  
Low level inset WC and wash hand basin with mixer tap inset into vanity unit, glass shower cubicle with mixer shower, spot lighting, shaver point, extractor fan, chrome ladder style radiator, wall mounted mirror with lights, fully tiled walls and flooring.

**Bedroom Two**  
11'10" x 11'1" (3.63m x 3.4m )  
Wooden double glazed window to rear elevation, spot lighting, radiator, TV point.

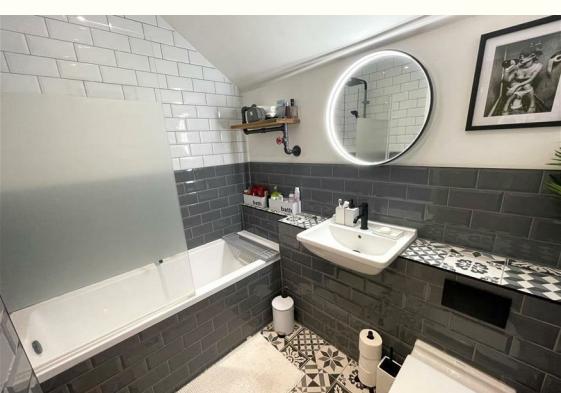
**Bedroom Three**  
12'11" x 9'8" (3.96m x 2.95m )  
Wooden double glazed window to rear elevation, spot lighting, radiator, TV point.

**Bathroom**  
Inset low level WC, inset wash hand basin with mixer tap, inset tiled bath with mixer shower over and glass shower screen, fully tiled walls and flooring, wall mounted mirror with lights, shaver point, extractor fan, spot lighting.

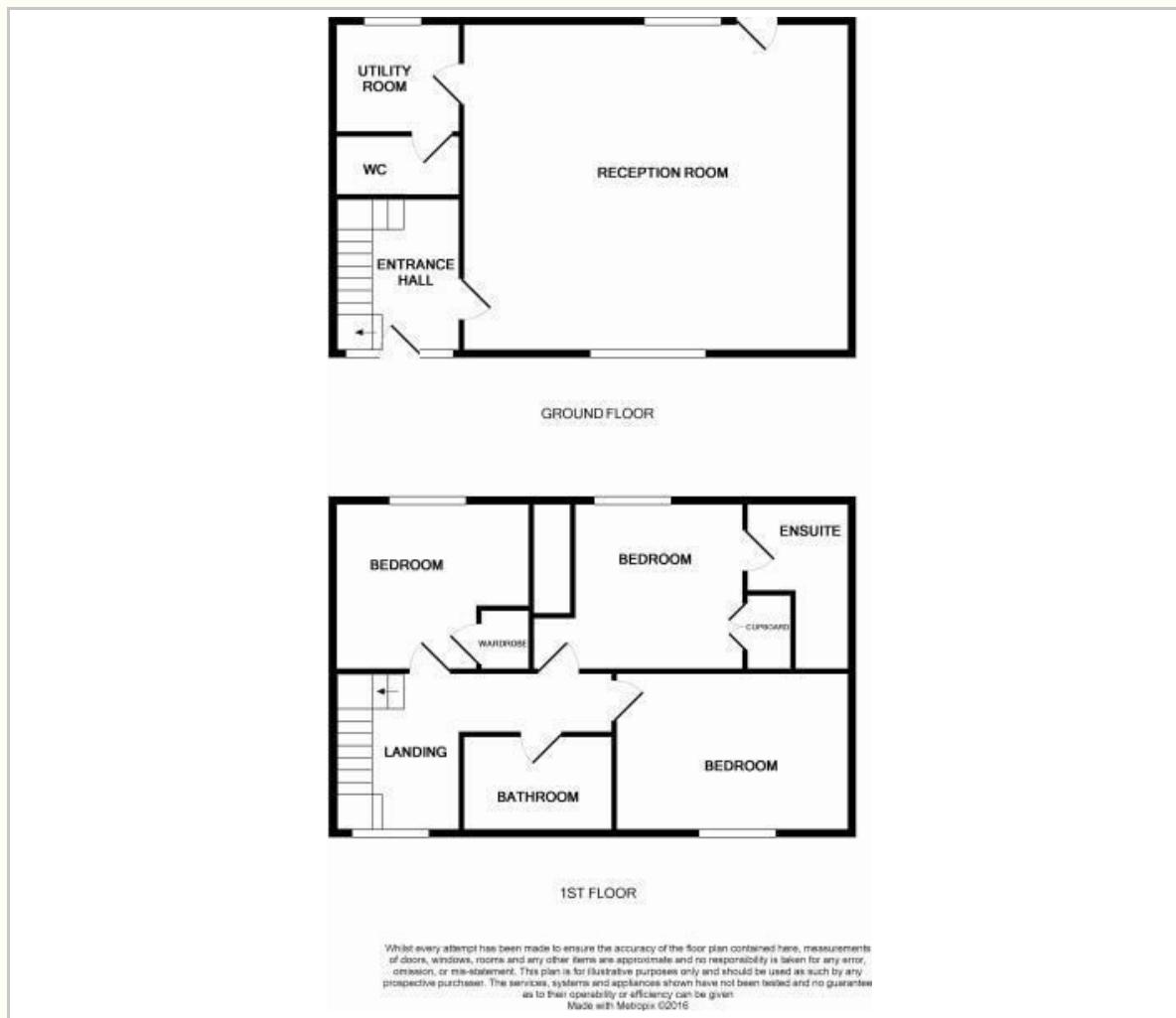
**OUTSIDE**  
**Front**  
Electric gated access to the communal courtyard with allocated parking spaces.

**Rear**  
Fully landscaped and re-designed garden, wooden pergola with power, shrubbery and flower beds, timber seating area and open views to the rear overlooking fields.

**Maintenance Fee**  
The owners of the property are required to pay a monthly maintenance charge of £143.85pcm to the property management company. This does not cover buildings insurance.



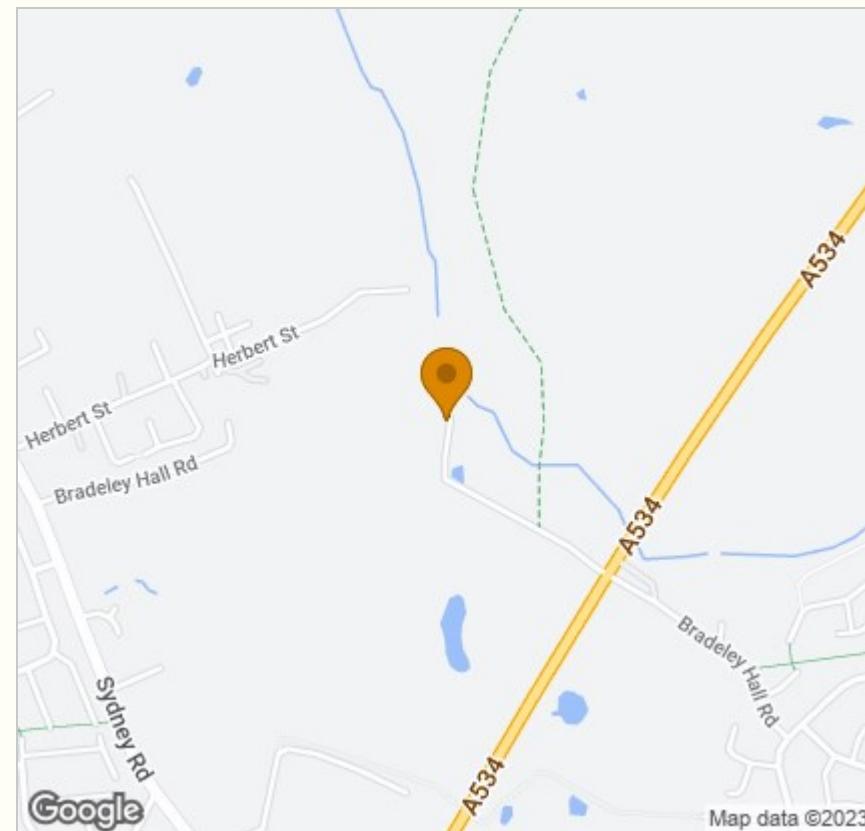
## Floor Plan



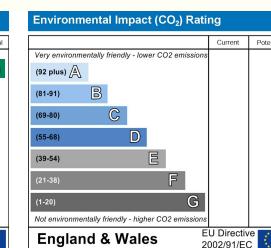
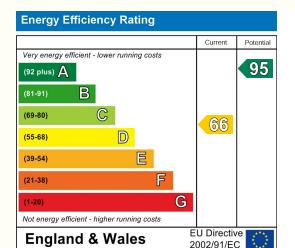
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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