



STEPHENSON BROWNE

Albert Brock Grove, Haslington

CW1 5UL



Offers Over £350,000



STEPHENSON BROWNE

DESCRIPTION

Tucked away at the bottom of a quiet cul-de-sac on a small, nearly new residential development, this beautifully presented four-bedroom detached family home on Albert Brock Grove, Haslington offers both privacy and convenience in a highly sought-after village location.

The property benefits from driveway parking and a garage, providing ample space for several vehicles and additional storage. Inside, the home is thoughtfully designed for modern family living, featuring a spacious living room, and a kitchen diner with separate utility, ideal for keeping everyday tasks neatly tucked away.

The ground floor also includes a convenient downstairs WC, while upstairs boasts four generously sized double bedrooms. The principal bedroom benefits from an ensuite, complemented by a stylish family bathroom serving the remaining bedrooms. Fitted wardrobes and additional storage cupboards ensure practicality without compromising on space.

To the rear, a private enclosed garden offers a perfect setting for outdoor entertaining, relaxation, or family activities.

Situated within a popular village setting, this property combines a peaceful location with easy access to



local amenities, schools, and transport links. An ideal home for growing families seeking modern comfort in a quiet yet well-connected community.



ROOM DESCRIPTIONS

Living Room

16'11" x 11'5"

Kitchen Diner

18'0" x 11'4"

Utility

7'3" x 5'2"

WC

5'2" x 3'6"

Bedroom One

14'7" x 12'4"

Ensuite

8'3" x 3'2"

Bedroom Two

10'8" x 10'4"

Bedroom Three

13'10" x 7'11"

Bedroom Four

11'10" x 8'0"

Bathroom

7'6" x 6'10"

Garage

13'7" x 8'4"

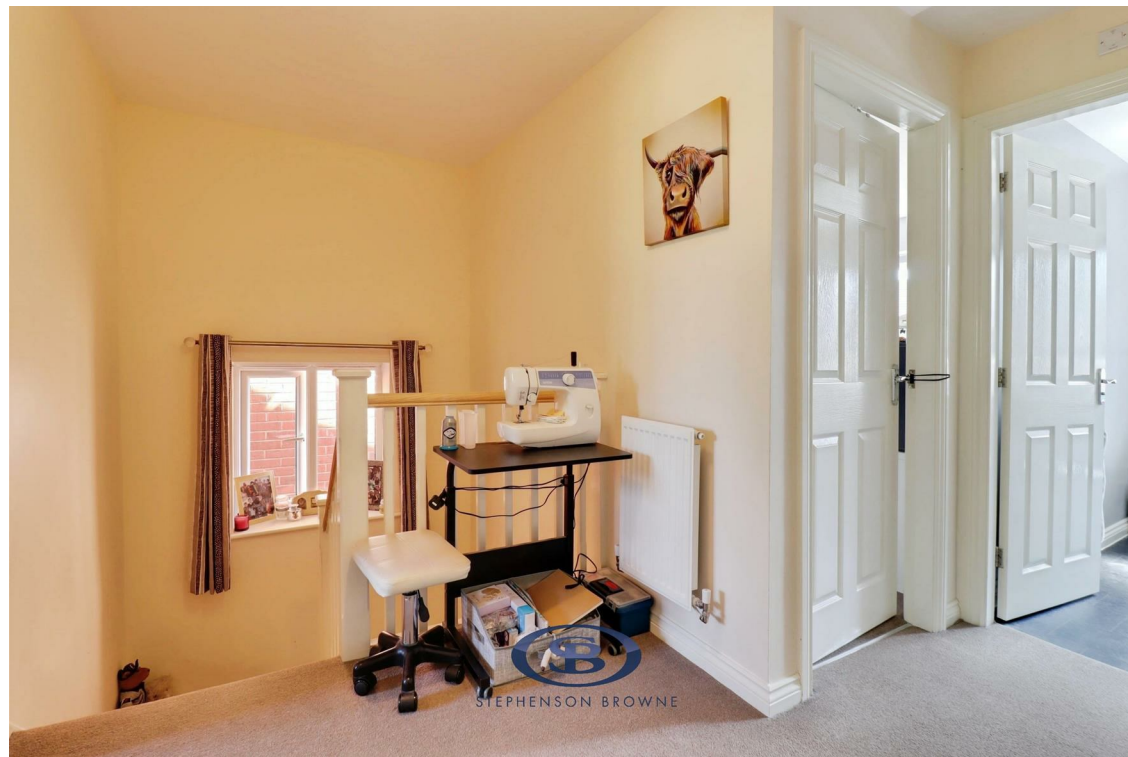
Tenure

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.





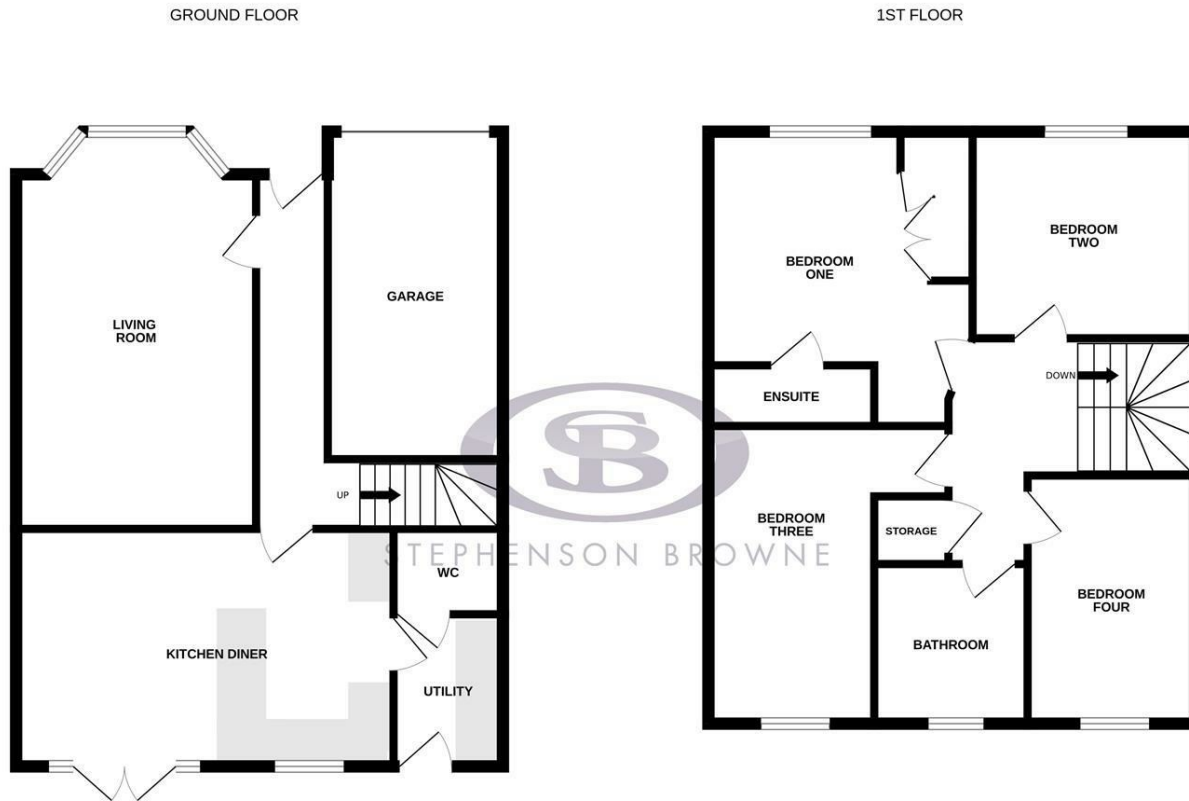


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



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



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		100+	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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

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