



## 8 Charles Bowden Place

CW1 5UD

**Offers Over £260,000**



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STEPHENSON BROWNE

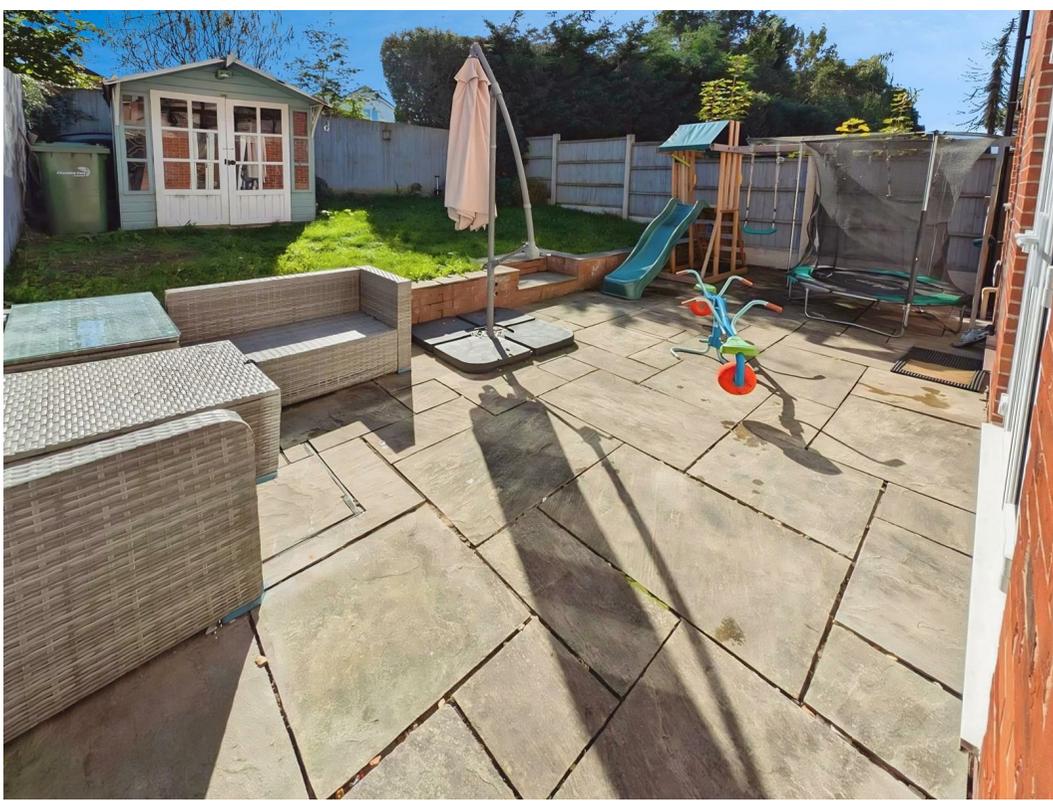
A charming detached family home located on Charles Bowden Place in the desirable village of Haslington. This nearly new property, built just a decade ago, offers a perfect blend of modern living and convenience, making it an ideal choice for families.

As you enter, the spacious semi-open plan living / dining rooms create a warm and inviting atmosphere, perfect for family gatherings and relaxation. The modern kitchen is well-equipped with integrated appliances, ensuring that cooking and meal preparation are a delight.

The property boasts three generously sized bedrooms, with the principal bedroom featuring an ensuite shower room for added privacy and comfort. A further family bathroom and a convenient downstairs WC cater to the needs of the household, making daily routines effortless.

Outside, the property offers driveway parking, plus a garage. The private and enclosed rear garden is low maintenance, providing a tranquil space for outdoor activities or simply enjoying the fresh air.

Situated within walking distance to local amenities, including The Dingle Primary School and Haslington Cricket Club, this home is perfectly positioned for families seeking a vibrant community. With its modern features and excellent location, this property is a wonderful opportunity for those looking to settle in a welcoming village environment. Don't miss the chance to make this delightful house your new home.



## Entrance Hall

## Living Room

13'3" x 11'11"

Electric fire.

## Dining Room

12'7" x 11'3"

## Kitchen

10'5" x 7'11"

A range of wall and base units with work surfaces over. Four ring gas hob with extraction hood above. Composite sink. Electric oven and built-in microwave. Integrated fridge / freezer and washing machine.

Storage cupboard.

## WC

## Bedroom One

12'7" x 11'4"

## Ensuite

4'9" x 4'8"

## Bedroom Two

11'4" x 10'9"

## Bedroom Three

8'5" x 6'9"

## Bathroom

8'2" x 6'1"

## Garage

15'7" x 8'8"

## External

Driveway parking. Gated side access. Private and enclosed rear garden with shed.

## 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?

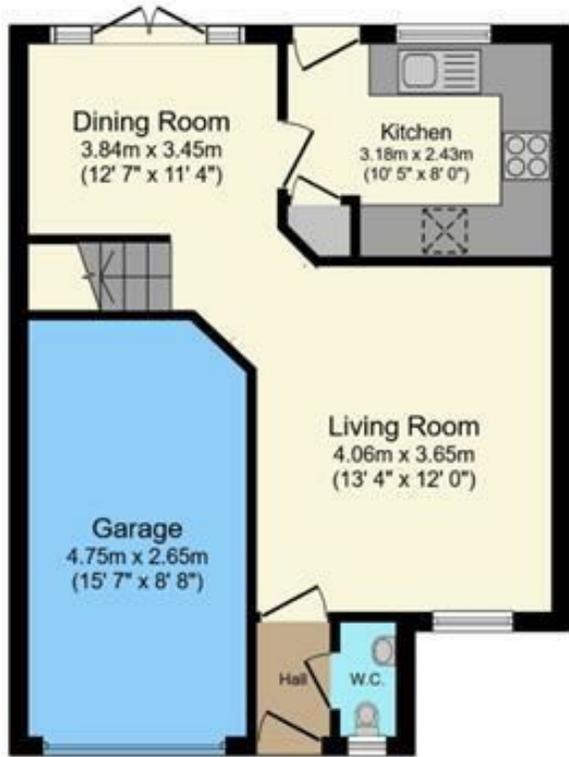
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



- Detached Family Home
- Driveway Parking
- Garage
- Semi Open Plan Living Room & Dining Room
- Close to Amenities, Primary School & Cricket Club
- Ensuite, Family Bathroom & Downstairs WC
- Nearly New Development - 10 Years Old
- Private & Enclosed Rear Garden
- Popular Village Location
- Integrated Appliances



## Floor Plan



**Ground Floor**



**First Floor**

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(55-68) D			
(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 if you wish to arrange a viewing appointment or require 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 be the correctness of each theme; (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

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