



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"

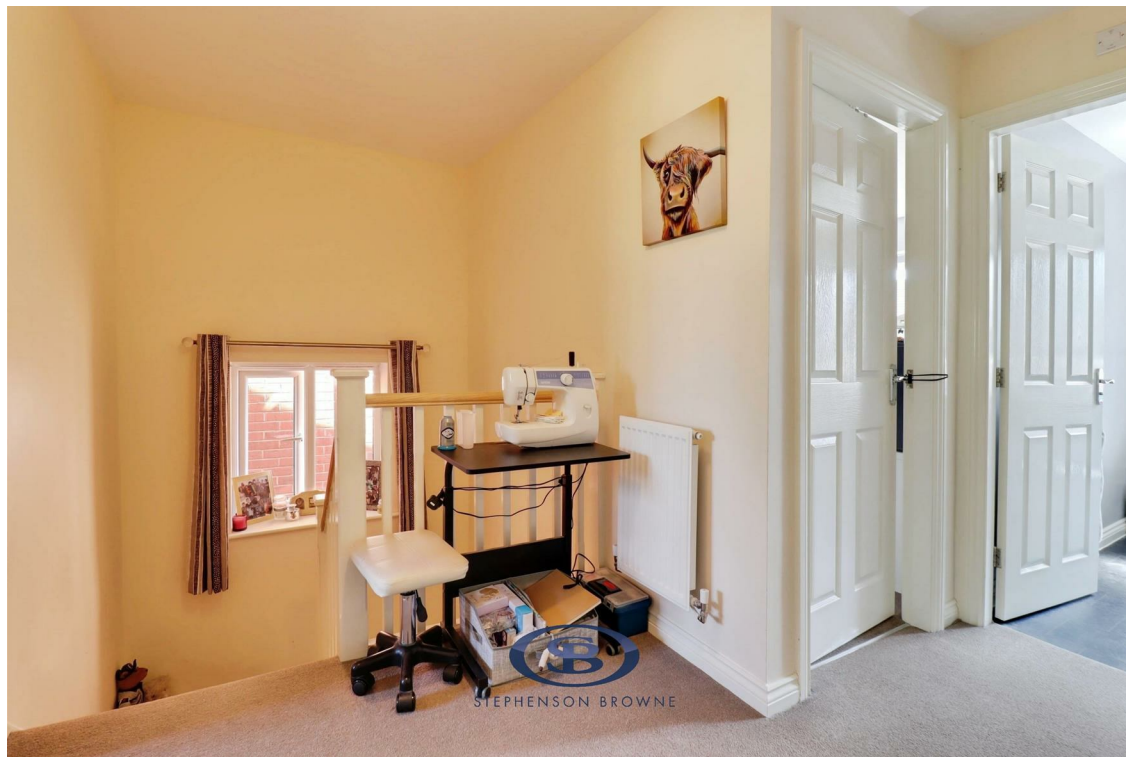
Tenure

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.







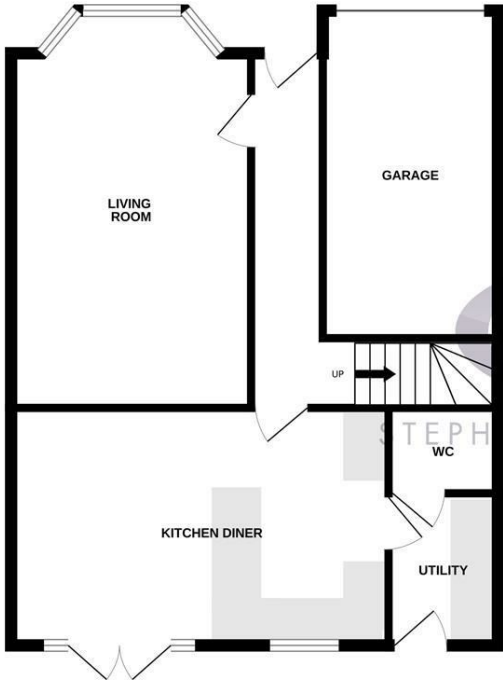
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Viewing

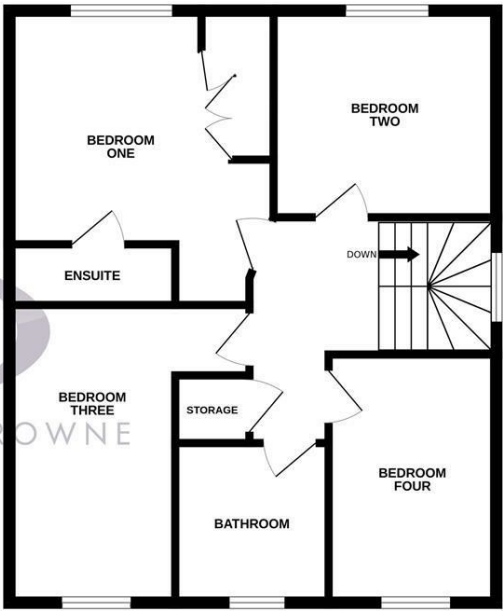
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

GROUND FLOOR



1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs			100+	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(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	
					

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