



87 Primrose Avenue

CW1 5QA

Offers In The Region Of £200,000



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STEPHENSON BROWNE

Beautifully presented three bedroom Dormer bungalow, found in the picturesque village of Haslington. Close to local schools, amenities and transport links.

Agents Remarks

Stephenson Browne are delighted to bring to the market this beautiful dormer bungalow! This three bedroomed immaculately presented property can be found in the much sought after area of Haslington. The property itself is extremely versatile having a downstairs separate bedroom which could also feature as an office/playroom/dining room.

In brief, the property comprises of; entrance hallway, lounge, kitchen, bedroom and bathroom. To the first floor, there are two further bedrooms along with an upstairs toilet. Externally, there is ample off road parking for up to four cars and a garden to the front of the property and a lovely enclosed garden to the rear.

This fantastic home has been very well cared for by the current owners. They have previously rewired and replumbed the property and have installed a positive Input Ventilator which provides whole home ventilation and fresh, filtered air into the home.

There is also good scope to extend into the loft area to the front of the property and plenty of extra storage is provided in this lovely home. A viewing is a must to appreciate this light, bright home! Don't miss out, arrange your viewing today!!

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.

ACCOMMODATION

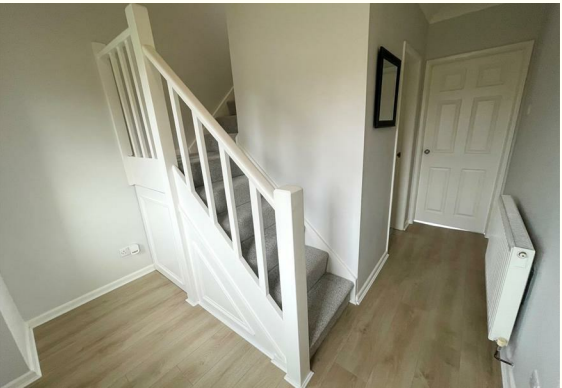
Entrance Hallway

UPVC double glazed front door and window with stained glass inserts, wood effect laminate flooring, ceiling light point, radiator, under stairs storage cupboard, stairs tot he first floor.

Lounge

10'11" x 14'11" (3.331 x 4.548)

UPVC double glazed window to the front elevation, radiator, tv point, ceiling light point, three wall lights, electric wall hung fire, wood effect laminate flooring.





Kitchen

10'11" x 8'3" (3.333 x 2.537)

Good range of cream shaker wall and base units with contrasting work surface over, space and plumbing for washing machine, space and plumbing for dishwasher, integrated low level oven, four ring electric hob with extractor fan over, space for tall fridge freezer, inset stainless steel sink with mixer tap and drainer, tiled surround, radiator, ceiling light point, UPVC double glazed window to the rear elevation.

Bathroom

6'1" x 6'11" (1.878 x 2.124)

Low level WC, pedestal wash hand basin, panel bath with mixer shower over, UPVC double glazed frosted window to the side elevation, ceiling light point, radiator, fully tiled walls, wood effect vinyl flooring.

Bedroom Two

9'3" x 10'5" (2.827 x 3.194)

UPVC double glazed window to the rear elevation, radiator, tv point, ceiling light point, storage cupboard housing the Worcester gas combination boiler, wood effect laminate flooring continued.

FIRST FLOOR

Landing

UPVC double glazed frosted window to the side elevation, ceiling light point, extractor fan, radiator, storage cupboard housing a ceiling light point and eaves storage.

Bedroom One

10'11" x 14'1" (3.337 x 4.307)

UPVC double glazed window to the rear elevation, ceiling light point, tv point, radiator, eaves storage.

Bedroom Three

9'3" x 7'9" (2.843 x 2.377)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, access to loft space.

WC

3'5" x 4'7" (1.060 x 1.407)

Low level WC, wall hung wash hand basin, radiator, ceiling light point, wood effect vinyl flooring.

OUTSIDE

Front

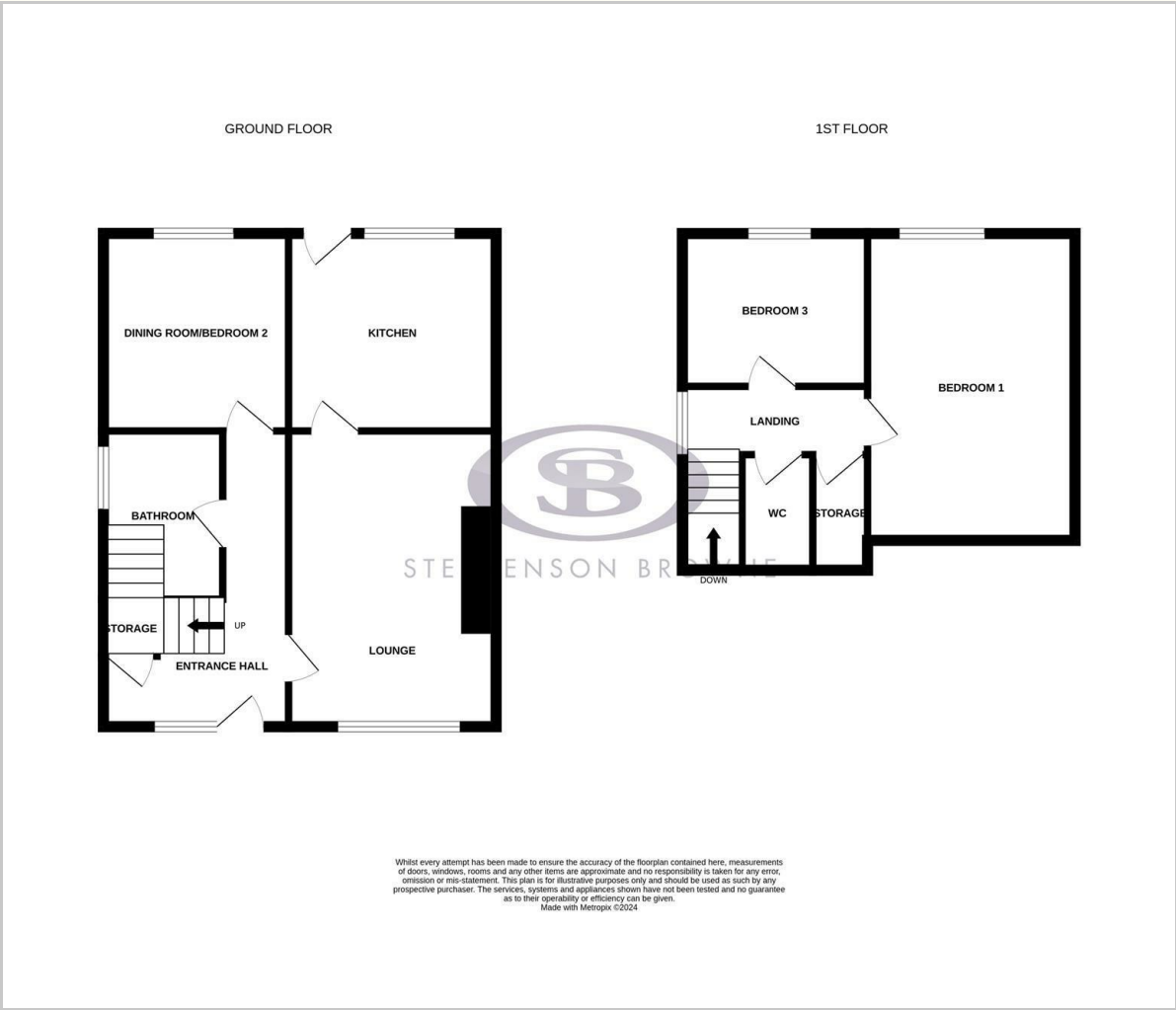
Lawn area, laid to patio driveway.

Rear

Small patio, laid to lawn, gate leading to the front of the property, garden shed, fence and hedge boundaries.



Floor Plan



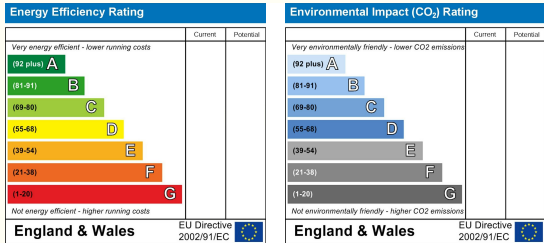
Viewing

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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