



13 Campbell Close

CW1 5PY

Offers Over £200,000



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STEPHENSON BROWNE

This semi-detached bungalow on Campbell Close in Haslington village offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for retirees or anyone seeking a peaceful retreat.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The bungalow also boasts a walk-in shower room, thoughtfully designed to accommodate those with mobility issues, ensuring ease of access and comfort.

Outside, the property offers ample parking for several vehicles, making it an excellent choice for families with multiple cars or for those who enjoy hosting visitors. Additionally, a detached garage provides further storage options. The low-maintenance rear garden is a lovely space to unwind, allowing you to enjoy the outdoors without the burden of extensive upkeep.

This true semi-detached bungalow is situated in a popular residential area, providing a sense of community while still being close to local amenities. With built-in wardrobes in the principal bedroom, there is plenty of storage space, enhancing the practicality of this charming home.

In summary, this bungalow on Campbell Close is a wonderful opportunity for anyone looking to settle in a peaceful village setting, with modern comforts and ample space for parking. Don't miss the chance to make this lovely property your new home.



Entrance Hall

3'8" x 3'3"

Living Room

16'2" x 10'9"

Kitchen

9'3" x 8'2"

Bedroom One

11'10" x 9'4"

Bedroom Two

10'3" x 9'3"

Shower Room

6'1" x 5'6"

Inner Hall

4'11" x 2'8"

Garage

17'0" x 8'6"

General Notes

Worcester Bosch combi boiler, installed in May 2023.
The loft is boarded, there is a light and fitted loft ladder.

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.

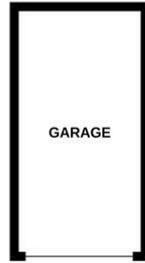


- True Bungalow
- Modern Kitchen
- Walk-In Shower
- Driveway Parking
- Low Maintenance Garden
- Garage
- Built-In Wardrobes
- Popular Village Location



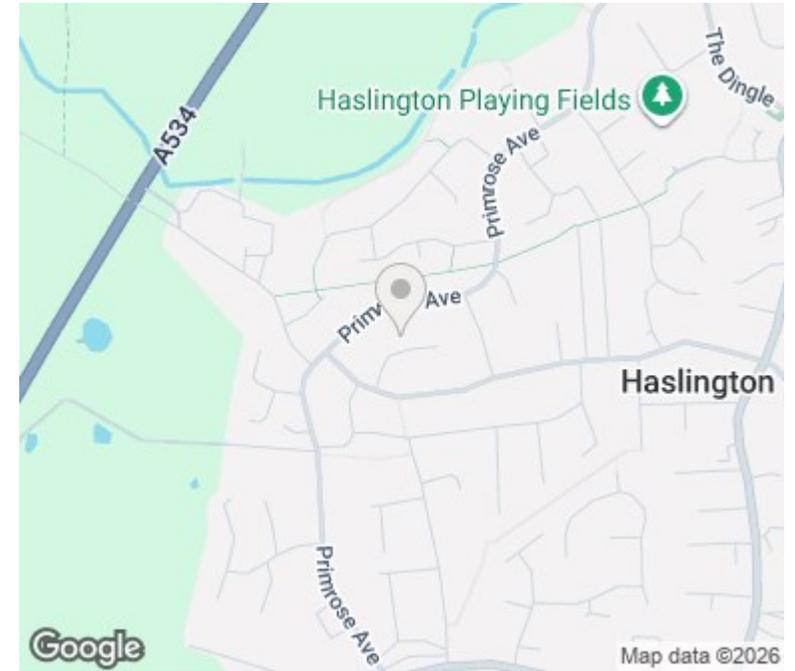
Floor Plan

GROUND 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. Made with Metropix ©2025

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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