



The Sycamore 2 Bradeley Hall Farm, Haslington

£269,950







- STUNNING BARN CONVERSION
- THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN LIVING AREA
- KITCHEN AREA WITH INTEGRATED APPLIANCES
- CLOAKROOM, EN-SUITE AND FAMILY BATHROOM
- PARKING SPACES FOR TWO CARS
- WELL ESTABLISHED REAR GARDEN
- OPEN VIEWS OF SURROUNDING FIELDS
- HASLINGTON VILLAGE LOCATION
- CALL 01270 763200 TO ARRANGE A VIEWING

#### Agents Remarks

Forming part of a small rural barn development The Sycamore provides sophisticated living accommodation to a high standard. The ground floor open-plan atmosphere is spacious and welcoming whether entertaining or relaxing. Briefly comprising; Lobby, Living Room/Dining Kitchen, Utility Room, Cloakroom, 3 Bedrooms, En-Suite to Master, Family Bathroom. Outside there are 2 parking spaces to the front. The rear garden is well established and of a particularly good size with surrounding fields.

#### 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.

#### Directions

From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. Take the first exit at the third roundabout onto Old Mill Road and take the third exit at the next roundabout onto the A534. At the roundabout take the second exit staying on the A534. Take the first turning at the roundabout onto Crewe Road. Take the second turning on the left into Primrose Avenue and then the fifth turning on the left into Bradeley Hall Road. The property will be found on your left hand side.

## ACCOMMODATION

Solid wooden front door with glazed and etched inserts into the entrance lobby.

### Ground Floor

#### Entrance Lobby

Turning staircase ascending to the first floor. Vaulted ceiling. Wall light point. Natural wooden flooring. Intercom controls. Under stairs storage cupboard. Door to living room.



#### Living Area 22'9 x 19'2 (6.93m x 5.84m )

The living room offers an open plan atmosphere, excellent for entertaining and ideal for dinner parties.

#### Lounge Area

The lounge area has an inset remote control log effect gas fire. TV point and telephone point. Solid wood flooring. Inset ceiling downlights and two wall light points. Three radiators. Double glazed window to the front elevation. Double doors leading out to the rear garden.



#### Kitchen Area

The open plan kitchen area is fitted with a range of white fronted wall and base units incorporating cupboard and drawer space and having contrasting work surfaces over. Inset 1.5 bowl stainless steel sink unit and mixer tap. Integrated dishwasher, fridge freezer, eye level double oven and microwave. Inset halogen hob with NEFF chimney extractor with illumination above. Inset ceiling downlights. Natural wood flooring.



#### Dining Area

There is also a well defined space for a dining table and chairs.



## Ground Floor (continued)

### Utility Room 7'7 x 6'9 (2.31m x 2.06m)

Provides further built in storage space and work surface area. Plumbing for washing machine and space for tumble dryer. Inset sink unit. Wall mounted Glow-worm gas central heating boiler. Double glazed window to the rear elevation. Tiled surrounds and tiled flooring. Ceiling light point.

### Cloakroom

Comprises WC and wash basin with mixer tap. Polished stone effect tiled surroundings walls and flooring. Built in airing cupboard housing the Mega-flow hot water cylinder. Inset ceiling downlights.



## 1st Floor

### Landing

Windows providing natural light. Ceiling light point. Loft access.

### Bedroom One 12'9 x 10' to wardrobes (3.89m x 3.05m to wardrobes)

Double glazed window to the rear aspect enjoying views across the garden and fields beyond. Fitted with a range of bedroom furniture including two double and one single wardrobes with matching bedside cabinets. Inset ceiling downlights. Radiator.



### En-Suite

Comprises large fully tiled shower cubicle with power shower, vanity wash basin with mixer tap and cupboard below and inset WC. Electric shaver socket. Illuminated mirror. Tiled flooring and polished tiled surrounding walls.

### Bedroom Two 11'10 x 11'2 (3.61m x 3.40m)

Double glazed window to the front elevation. Radiator. Ceiling light point.





## 1st Floor (continued)

### Bedroom Three 13'10 x 9'6 (4.22m x 2.90m)

Double glazed window to the rear elevation. TV aerial point. Ceiling light point. Radiator.



### Bathroom

Comprises panel bath with mixer shower, vanity wash basin with mixer tap and inset WC with push button controls and toiletry shelf. Electric shaver socket. Tiled flooring. Inset ceiling downlights. Wall mounted chrome ladder style radiator.



## Outside

### Externally

The small development is approached via wooden security gates which open into the courtyard where there are two allocated parking spaces at the front of the property.

### Garden

The rear garden is well established with mature hedging and flower beds. Laid mainly to lawn and enjoying a substantial natural stone flagged patio area. Flagged pathway leads to the rear of the garden where there is a good sized timber shed. The rear garden is a lovely feature to the property providing a venue to relax, unwind and enjoy having surrounding fields, there is certainly a rural feel to the property yet it is conveniently just a few minutes from Haslington village amenities and has easy access out to the M6.



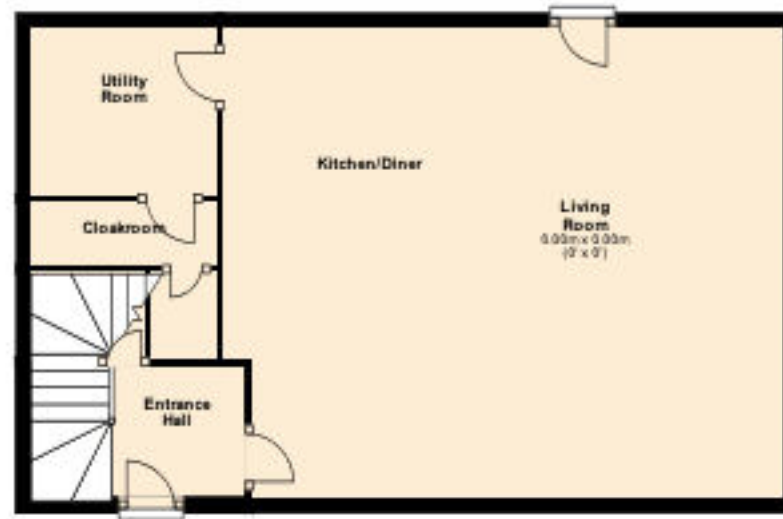


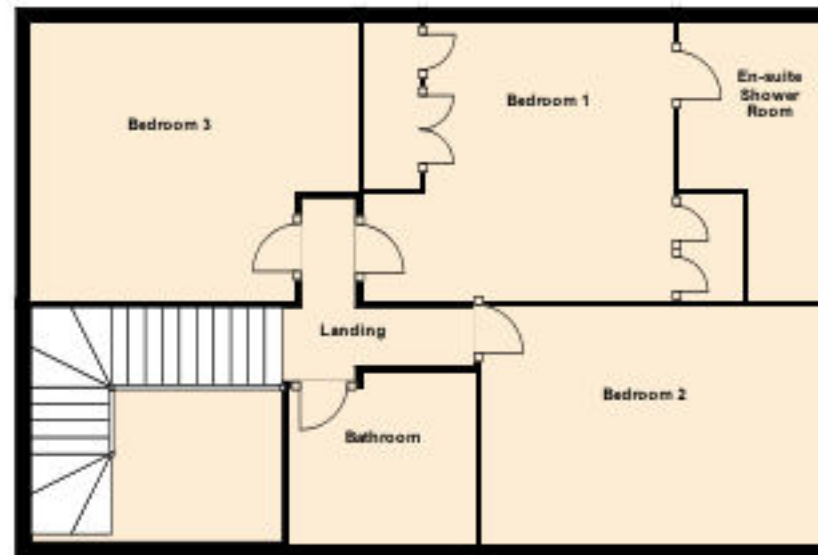




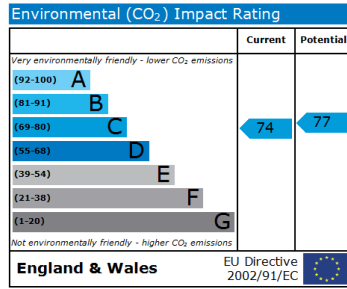
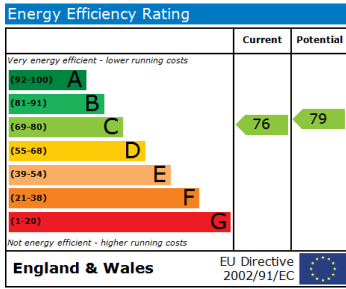












For more information on this property, please contact our Sandbach branch.

Stephenson Browne - Sandbach  
 38 High Street  
 Sandbach  
 Cheshire  
 CW11 1AN

Tel: 01270 763200  
 Email: sandbach@stephensonbrowne.co.uk

