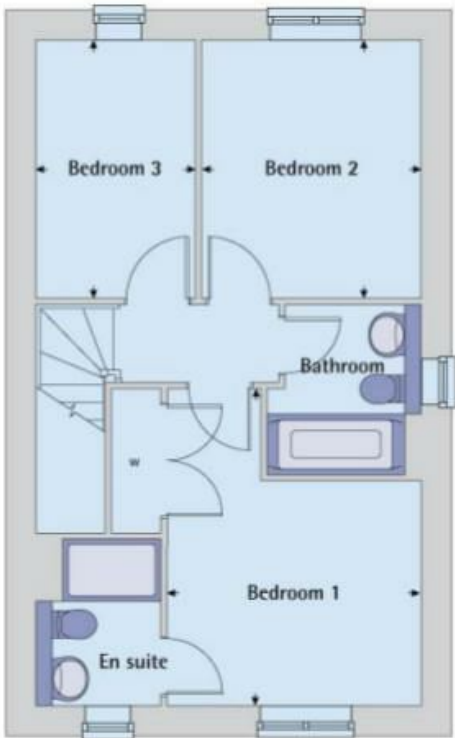
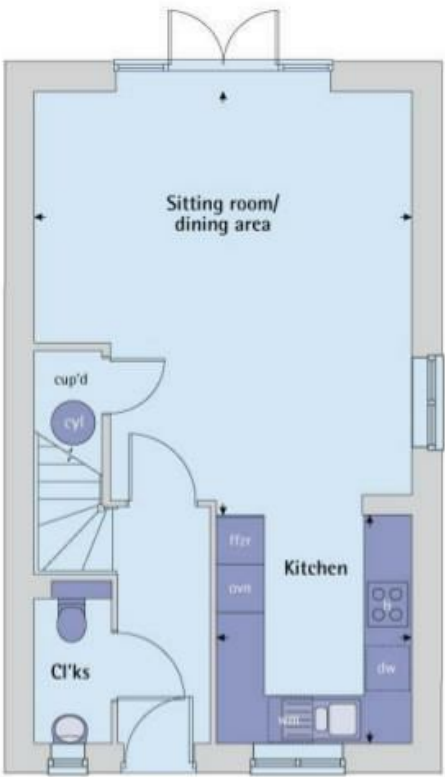




INDEPENDENT ESTATE AGENTS



PLOT 41
Lloyd Jones Road
Haslington
Cheshire
CW1 5AE

£106,497



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 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	

38 High Street, Sandbach, CW11 1AN
T: 01270 763200 | F: 01270 759381
E: sandbach@stephensonbrowne.co.uk | W: www.stephensonbrowne.co.uk
ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE



Situated on the highly sought after Hazelmere development in the heart of Haslington village is this modern three-bedroom home. Enjoying open-plan kitchen, dining and living space with French doors leading out to the rear garden. Offered for sale on a PART RENT- PART BUY scheme- Perfect for first time buyers! The price stated is for 50% the full share is £212,995.

Agents Remarks
Finished to the highest of standards this lovely three bedroom home is available on a PART BUY- PART RENT scheme from 50-75%. Call us now for more information.

Internally the property benefits from integrated appliances in the kitchen, flooring and fitted blinds throughout, externally the garden has been turfed, so any buyers can have piece of mind that all of the costly extras have been taken care of! The layout works very well and briefly comprises; open-plan kitchen, dining and living space with French doors leading to the rear garden. The upstairs includes three bedrooms, with the master benefiting from an en-suite and a family bathroom.

The development the property is situated on is highly sought after and consists of new build homes built by Bovis Homes. This family development is only 3 miles from the busy town of Crewe meaning you can enjoy being close to great transport links yet come home to a peaceful location.

Haslington
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 M6 Junction 17, taking the A534 exit to Sandbach/Congleton turn left towards Old Mill Road/A534 and continue to follow until the next roundabout. At the roundabout take the 1st exit staying on the A534, take the 1st exit onto Crewe Road at the next roundabout, just after Holmshaw Lane, Hazelmere is on the left hand side.

Once you have turned in to the Hazelmere Development follow the road round, taking the first left and then the first right on to Lloyd Jones Road where the properties will be found on your left hand side.

SAT NAV: CW1 5AE

ACCOMMODATION

Entrance Hall
Composite front door with glazed inserts and safety chain, radiator, ceiling light point, smoke alarm.

Cloakroom
UPVc double glazed frosted window to the front elevation, low level WC, pedestal wash hand basin, wood effect vinyl flooring, carbon monitor, radiator, ceiling light point.

Lounge/Diner 17'5" x 13'7" (5.33 x 4.15)



UPVc double glazed french doors with glazed side panels leading to the garden, three radiators, under stairs storage cupboard, laminate wood effect flooring, ceiling light point, TV point, telephone point.

Kitchen 9'4" x 8'0" (2.87 x 2.46)
Wood effect vinyl flooring, UPVc double glazed window to the front elevation, inset stainless steel sink with mixer tap, a range of white gloss wall and base units with contrasting work surface over, integrated fridge freezer, Hotpoint oven, Indesit dishwasher, four ring gas hob, extractor fan over, washing machine, ceiling light point.

FIRST FLOOR

Landing
Ceiling light point, smoke alarm, access to loft space.



Bedroom One 12'9" x 10'3" (3.90 x 3.13)



UPVc double glazed window to the front elevation, ceiling light point, radiator, TV point, in built double wardrobe with hanging space and shelving.

En-suite



Wood effect laminate flooring, fully tiled shower enclosure with mixer shower, pedestal wash hand basin with mixer tap, low level WC, radiator, ceiling light point, carbon monitor, shaver point, UPVc double glazed frosted window to the front elevation.

Bedroom Two 10'5" x 8'10" (3.18 x 2.71)



UPVc double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Three 10'5" x 6'5" (3.18 x 1.96)
UPVc double glazed window to the rear elevation, ceiling light point, radiator.

Family Bathroom



Low level WC, pedestal wash hand basin, shaver socket, carbon monitor, ceiling light point, panel bath with tiled surround, hand held shower and wall mounted taps, radiator, vinyl wood effect flooring.

OUTSIDE

Front
Paved pathway, lawned area with stocked borders.

Rear
Paved patio area, lawn area, fenced boundaries, wooden gate leading to garage.

Garage
Up and over door.

