



**6 Sandbach Road**

ST7 3DY

**Offers Over £470,000**



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STEPHENSON BROWNE

NO ONWARD CHAIN - Stephenson Browne are proud to bring to market this exceptional THREE DOUBLE BEDROOM DETACHED TRUE BUNGALOW to market, residing on a superb plot on the popular Sandbach Road, Church Lawton. Inglenook is a fabulous property providing a huge amount of internal and external accommodation - a rare find, offering incredible potential to extend upwards, to the rear and / or to the side elevations!! (subject to relevant planning permissions).

On entry, you will find an entrance hallway, with access into a handy space currently used for storage but could easily be converted back into a WC if desired! The L-shaped lounge diner is open plan to the fully fitted kitchen, comprising of a range of wall, base and drawer units including breakfast bar, creating a clever layout perfect for socialising and ideal for those who like to entertain, with entry onto the garden via a brick built porch. There are three fantastic double bedrooms, with the principle enjoying fitted mirrored wardrobes along one wall, and a surprisingly spacious en-suite bathroom! The main shower room is located via the inner hallway.

The brick built garage has the handy addition of units for storage, as well as the space for approx. two cars if needed, and has been split to create a separate utility area. With extra wall, base and drawer units, sink and the space / plumbing for a washing machine and dryer, the main attributes of an annex are already there if this is something you are looking for within your next home!

The grounds wrap around the entirety of the property, with double iron gates opening onto a gravel driveway to suit a number of cars as well as a lawn area allowing you to extend the off road parking if you wished. The private rear garden is landscaped, benefitting from a lawn, soil beds home to a range of decorative plants, and gravel/patio areas ideal for seating.



### **Summary Cont...**

Early viewings come highly recommended to appreciate the potential of this wonderful home. Call Stephenson Browne today to arrange yours

### **Entrance Hall**

With wood flooring, radiator, coving to the ceiling, ceiling light fitting, door to the lounge, and door accessing a handy storage cupboard which hosts an obscure glass window to the side elevation, ceiling light fitting and was once used as a WC, which could be done again if desired.

### **Lounge Diner**

13'11" x 12'10" (lounge) 9'0" x 7'7" (diner)

A generous size L-shaped lounge diner with UPVC double glazed windows to front and rear elevations, fitted carpet, gas feature fireplace. ample sockets, coving to the ceiling, ceiling light fitting, two wall mounted light fittings, two radiators, door into the inner hallway and open plan with...

### **Kitchen**

13'4" x 8'10"

Comprising of a range of wall, base and drawer units with tiled splash backs and granite effect working surfaces over which continue to create a breakfast bar with space for stools below. Integral appliances include: one and a half sink with drainer, CDA oven with four point gas hob and extractor over, and there is also space for an under counter fridge or freezer. With spotlighting, ample sockets, tiled flooring, UPVC double glazed obscure glass window to side elevation and door to...



### **Rear Porch / Boot Room**

6'8" x 4'11"

With UPVC double glazed windows to all elevations, tiled flooring, ceiling spotlight and UPVC door with double glazed insert opening to the garden.

### **Inner Hallway**

With laminate style flooring, ceiling light fitting, doors to all bedrooms, including...

### **Principle Bedroom**

11'10" x 11'1"

Enjoying fitted wardrobes with mirrored sliding doors to the entirety of one wall, wood style flooring, dual aspect UPVC double glazed windows to the rear and side elevation, ample sockets, two chrome radiators, coving to the ceiling, spotlighting, door into...



### **En-suite**

Larger than most, consisting of a low level push flush WC and hand basin incorporated within extensive fitted storage units, and a corner bath with detachable hand held shower. With tile effect flooring, partly tiled walls, UPVC double glazed obscure glass window to side elevation, spotlighting, coving to the ceiling and chrome heated towel rail.



### **Bedroom Two**

13'10" x 9'10"

With dual aspect UPVC double glazed windows to the front and side elevations, spotlighting, coving to the ceiling, radiator, fitted carpet and ample sockets.

### **Bedroom Three**

11'0" x 10'6"

A well proportioned third double bedroom with spotlighting, ample sockets, coving to the ceiling, fitted carpet, UPVC double glazed window to side elevation and radiator.

### **Shower Room**

With a low level push flush WC, pedestal hand basin and walk in shower with glass shower screen and sliding door. Having tiled walls with recess shelf within the shower cubical, tiled flooring, ceiling light fitting, chrome heated towel rail and UPVC double glazed obscure glass window to rear elevation.

### **Externally**

#### **Garage**

23'7" x 11'7"

Brick built with electric roller door, with electric and power. Having two double glazed obscure glass windows to the side elevation, fitted storage units and loft access via hatch. There is room for approximately two cars tandem style. Door to...

#### **Utility**

23'7" x 4'5"

Having a range of wall, base and drawer units with working surfaces over, tiled splash backs, sink with drainer and space for under counter appliances such as: washing machine, dryer or fridge / freezer. Having an inbuilt storage cupboard, two ceiling strip lights, two UPVC double glazed window to side elevation, ample sockets, tile effect flooring and two UPVC doors with double glazed obscure glass inserts to side and rear elevation, both opening to the garden.

#### **Council Tax Band**

The council tax band for this property is E

#### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

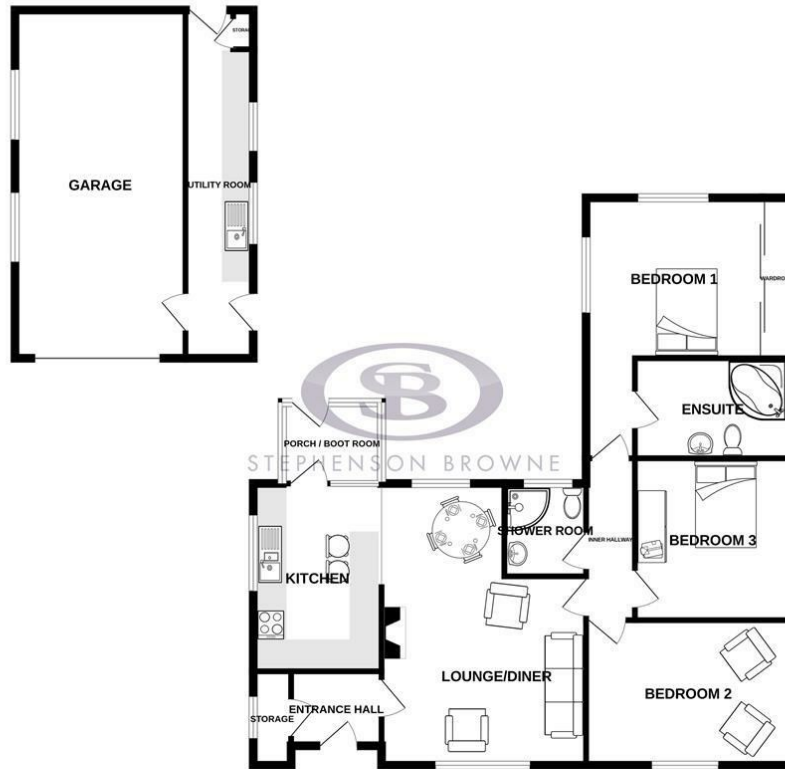
#### **NB: Copyright**

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# 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 ©2023

# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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