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## Filter Bed Way, Sandbach

Offers Over £270,000















Quote Ref: JS0070. A WELL PRESENTED THREE BEDROOM three-storey semi-detached home in Sandbach. Located on the popular Junction 17 Estate with great access to Sandbach and the M6 motorway. To the ground floor, briefly comprising; entrance hallway, DOWNSTAIRS TOILET, large lounge with dining area and doors to rear garden and a MODERN FITTED KITCHEN. To the first floor are two double bedrooms and the family bathroom. Then finally, to the second floor is the MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE shower room. Also, having driveway parking for two vehicles, AN ENCLOSED REAR GARDEN, central heating throughout and double glazing.

## **GROUND FLOOR**

**Entrance Hallway -** UPVC composite front door, stairs to first floor, radiator, ceiling light point and doors leading to lounge, kitchen and downstairs toilet.

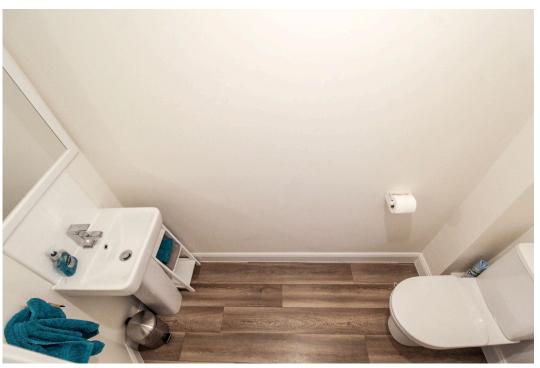
**Downstairs Toilet** - Low flush toilet, wash hand basin, UPVC double glazed frosted window to front elevation and a ceiling light point.

**Lounge (6.05m x 4.03m) -** Having UPVC double glazed double doors and window to rear elevation, radiator, television point, ceiling light point and open plan to:

**Dining Area -** UPVC double glazed window to side elevation, understairs storage cupboard, radiator and a ceiling light point.

**Kitchen (3.98m x 2.01m) -** Having a range of matching wall, drawer and base units with feature tiled splash-backs, integrated gas hob with extractor hood over, integrated electric oven, integrated fridge-freezer, integrated dishwasher, space and plumbing for washing machine, UPVC double glazed window to front elevation, radiator and a ceiling light point.







- Three bedroom endtownhouse
- Well presented fitted kitchen
  Downstairs Toilet
- · Master bedroom with
  - Two further double dressing room & En-suite bedrooms
- Well presented family bathroom
- Driveway parking for two vehicles

· Large lounge with doors to

rear garden

- · Great access to M6 motorway & Sandbach town centre
- Quote Ref: JS0070



