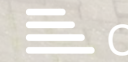
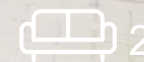


Lewis
King



Grange Way, Sandbach, CW11 1ES

£335,000





£335,000

Grange Way

Sandbach, CW11 1ES

- Four Bedroom Family Home
- Close to Train Station
- Conservatory to Rear
- Council Tax Band E
- Recently Installed New Boiler
- Sandbach Town Centre Outskirts
- Large Garden
- Single Integrated Garage
- Recently Installed New Windows

We are pleased to offer this spacious family home to the market. Found in a fantastic location on the outskirts of Sandbach town centre, in the catchment area for both local secondary schools and two primary schools, plus a short distance to local shops and Sandbach train station.

This property has recently undergone some improvements works in the last year with a new gas central heating boiler, updated uPVC windows throughout, and has also had newly fitted plastic guttering and fascias within the last couple of years.

Internally the property is entered via a separate Entrance Hall with stairs leading to the first floor and access off to a WC, the Lounge, and the Kitchen/Diner. The large Lounge is located to front aspect of the property and enjoys plenty of natural light from a large bay window, from there you will find the separate Dining Room accessed through double doors with further access on to a sizeable Conservatory to the rear aspect accessed via sliding patio doors. The ground floor is then completed by a huge Kitchen/Diner with internal door off to the integral single garage and a rear door leading out to the side of the property.

On the first floor there are four spacious Bedrooms with all but the fourth single Bedroom being easily capable of holding a double bed plus additional furniture. The Master Bedroom is a huge room complimented with fitted wardrobes and access to a shower room En-suite. The accommodation is finished by a three-piece suite Family Bathroom with shower over the bath and floor to ceiling splash back tiles.

Externally this home benefits from a generous rear garden with a patio seating area and private outlook behind, while to the front there is a smaller garden area with a hedged frontage and off-road parking for two vehicles in addition to access to the integral single garage.

To arrange a viewing or for more information then please contact Lewis King at your earliest convenience!



Ground Floor

Lounge

14'1" x 11'5" (4.3 x 3.5)

Dining Room

10'9" x 9'2" (3.3 x 2.8)

Kitchen/Diner

16'0" x 10'5" (4.9 x 3.2)

Conservatory

9'10" x 9'6" (3 x 2.9)

Garage

8'6" x 17'0" (2.6 x 5.2)

First Floor

Master Bedroom

12'5" x 12'9" (3.8 x 3.9)

En-suite

5'2" x 5'6" (1.6 x 1.7)

Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

Bedroom Three

8'6" x 12'9" (2.6 x 3.9)

Bedroom Four

8'6" x 10'5" (2.6 x 3.2)

Family Bathroom

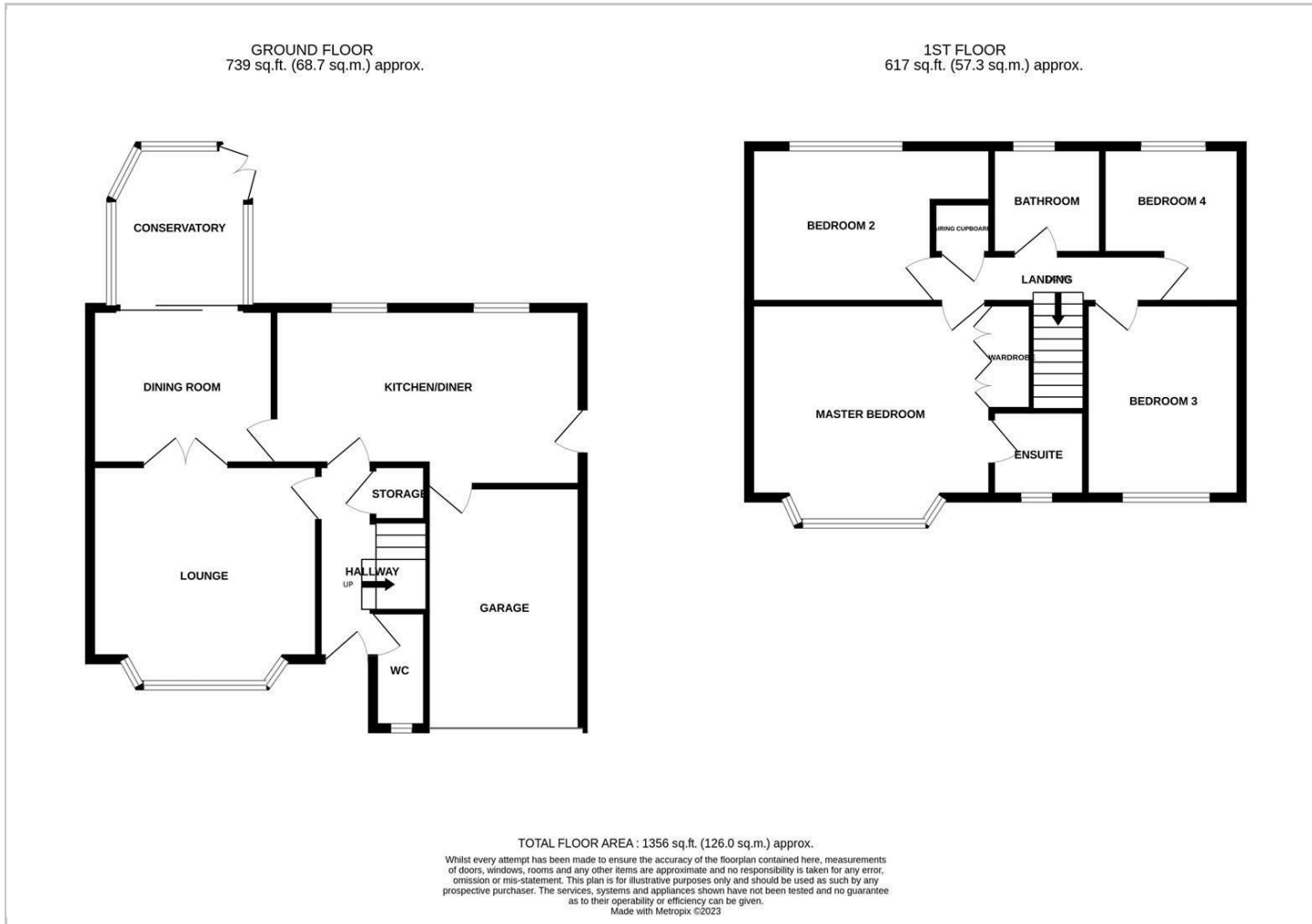
6'10" x 6'2" (2.1 x 1.9)







Floor Plans

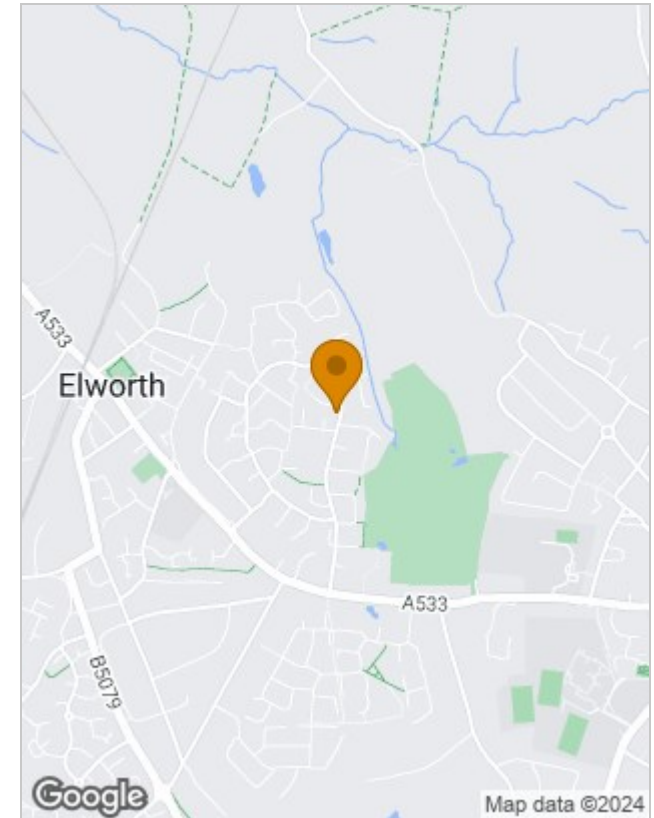


Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

