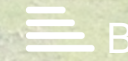


Lewis
King



Elgan Crescent, Sandbach, CW11 1LD

£290,000





£290,000

Elgan Crescent

Sandbach, CW11 1LD

- Freehold Home
- Three Large Bedrooms
- Spacious Rear Garden
- Two Car Driveway
- Superb Town Centre Location
- Two Bathrooms Plus WC
- Council Tax Band C
- Immaculate Condition

Immaculately presented and found in one of the most desirable locations in Sandbach being walking distance to both the town centre and Offley primary school plus easy access to the M6 motorway a short drive away, you won't find many boxes this stunning home does not tick!

Boasting spacious accommodation on both floors, this home also enjoys a large rear garden which has been enhanced by the current owners to create a superb space with a raised patio seating area to the back and a large lawn with flowered borders. A perfect place to enjoy the summer sunshine from!

Internally the property only impresses further, and on the ground floor you will find a bright and welcoming Entrance Hall leading to a huge Lounge with a panelled feature wall and a wall-mounted electric fireplace. From here you will then enter the spacious Kitchen/Diner which enjoys French doors opening onto the rear garden and benefits from a full range of integrated appliances including a fridge/freezer, dishwasher, washing machine, and double oven. The ground floor is completed by a WC and sizeable under stairs storage cupboard.

On the first floor you will find three large Bedrooms, both the master and second Bedroom enjoy built in wardrobes plus there is a shower room En-suite off the master bedroom also. Both the master and second bedroom are sizeable double rooms, while the third bedroom is a larger than average single. The accommodation is then completed by a three-piece suite Family Bathroom with floor to ceiling splash back tiles and a shower over the bath.

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



Ground Floor

Lounge 12'1" x 14'1" (3.7 x 4.3)

Kitchen/Diner 15'5" x 9'6" (4.7 x 2.9)

First Floor

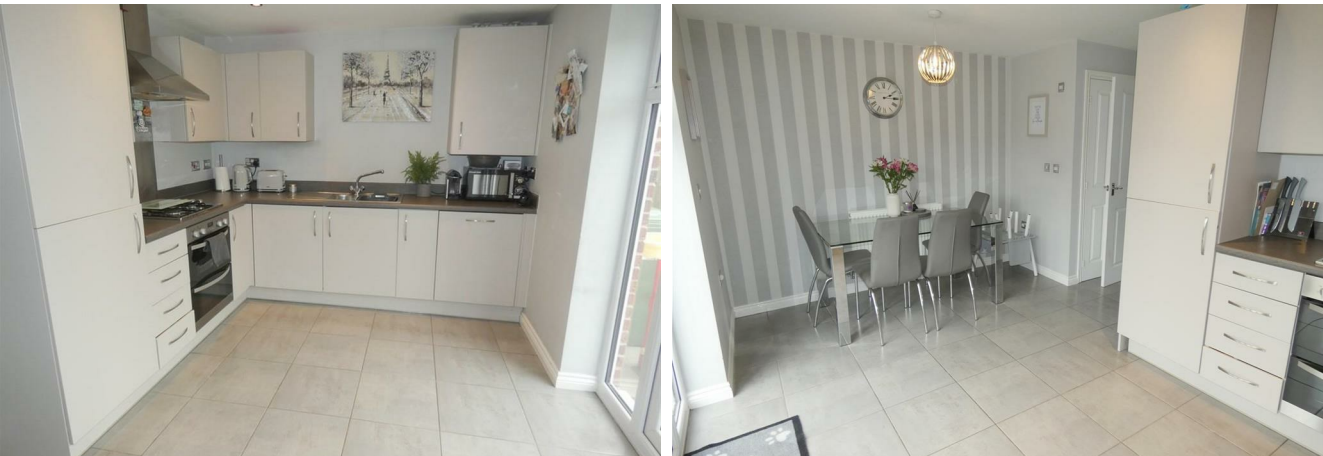
Master Bedroom 10'2" x 11'1" (3.1 x 3.4)

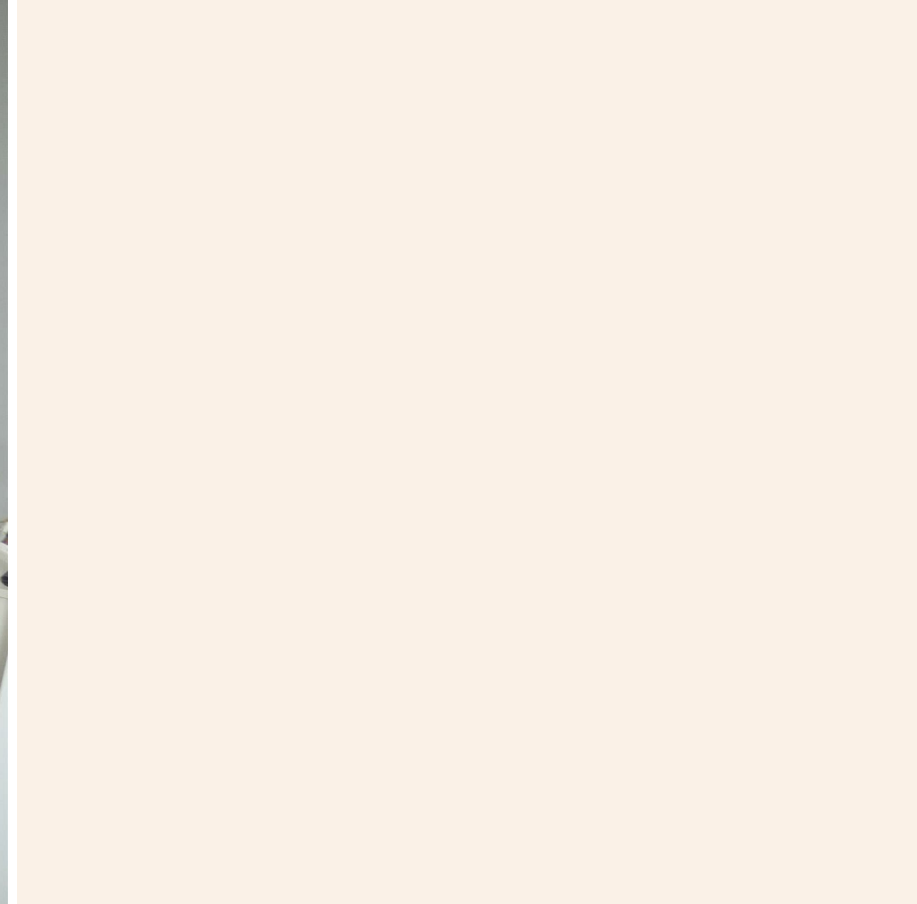
En-suite 5'6" x 5'6" (1.7 x 1.7)

Bedroom Two 8'6" x 10'9" (2.6 x 3.3)

Bedroom Three 6'6" x 11'5" (2 x 3.5)

Family Bathroom 5'6" x 6'6" (1.7 x 2)



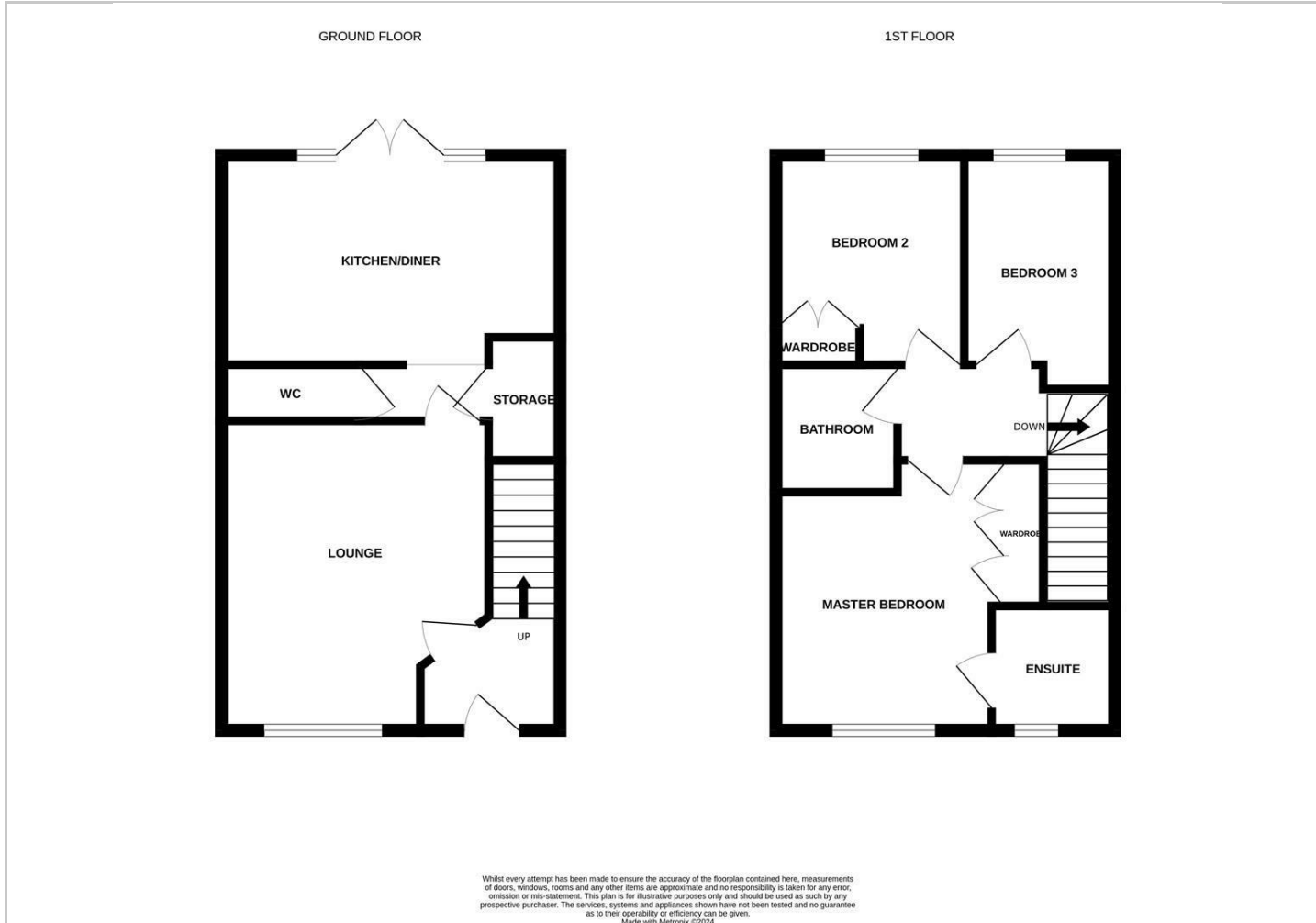


Directions





Floor Plans

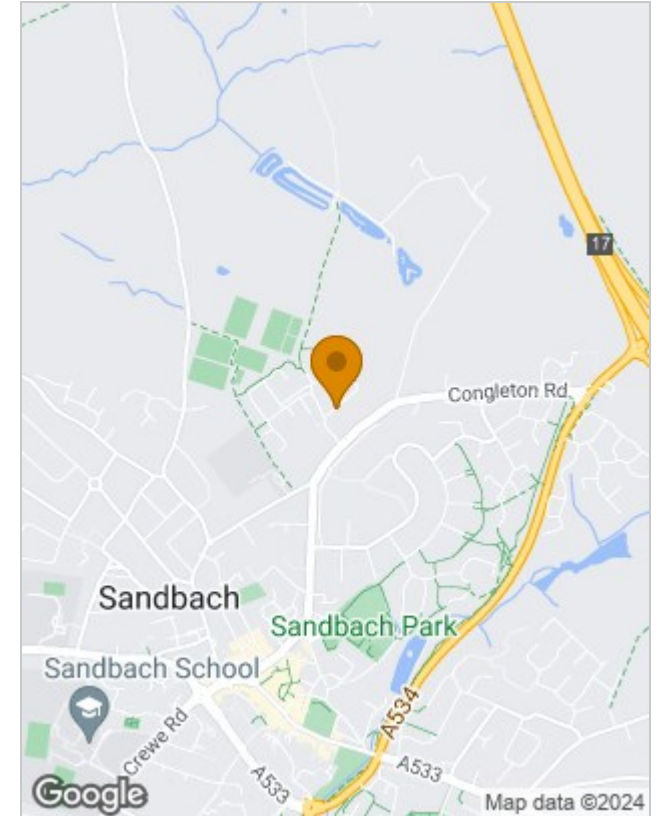


Viewing

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

