

Lewis
King



Lee Place, Sandbach, CW11 3LA

£235,000



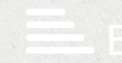
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£235,000

Lee Place

Sandbach, CW11 3LA

- Perfect Home for First-Time Buyers
- Bathroom & En-suite plus WC
- Quiet Estate Location
- Three Large Bedrooms
- Two Parking Spaces
- Spacious Rear Garden

A spacious home found on the popular Albion Lock estate on the outskirts of Sandbach, this home is perfect for any aspiring first-time buyer or family! Boasting a secluded plot on the edge of the estate and views to the rear over open fields and plentiful internal space for a couple or small family, there is a lot this property brings to the table.

Entered via a large entrance hall with stairs leading to the first floor which have also been enhanced with built-in storage into the stairs, you will then find yourself in a large lounge with enough space for the largest of sofas. To the rear aspect there is a bright and open plan kitchen/diner with French doors leading out to the garden and is complete with a range of wall and base units including an integrated oven with 4 ring gas hobs, plus an integrated washing machine, dishwasher, and fridge/freezer. The ground floor is completed by a large WC and handy understairs pantry cupboard.

To the first floor the master bedroom holds the front elevation and boasts access to a shower room ensuite, the second bedroom is a spacious double bedroom, and the third bedroom is also a larger than average single bedroom. The accommodation is completed by a three-piece suite family bathroom with shower over the bath and tiled splash backs.

Externally the property offers two off-road parking spaces to the front, while to the rear the property has a laid to lawn garden with patio seating area directly outside the French doors from the kitchen/diner plus a pathway leading the length of the garden to a rear gate for access out to the side of the property.

To arrange a viewing or for more information then please call 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

Bedroom One

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)

Bathroom

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

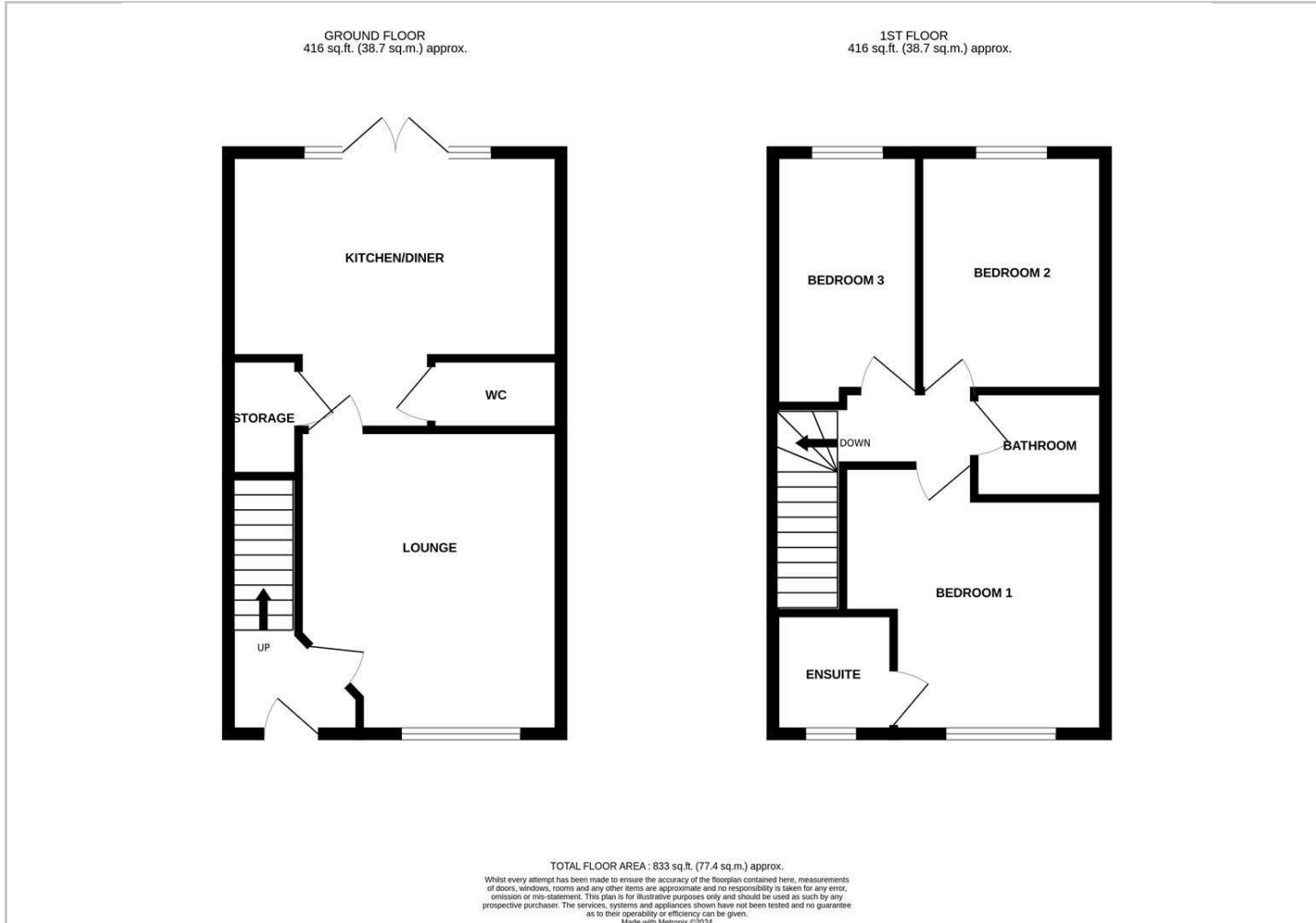


Directions

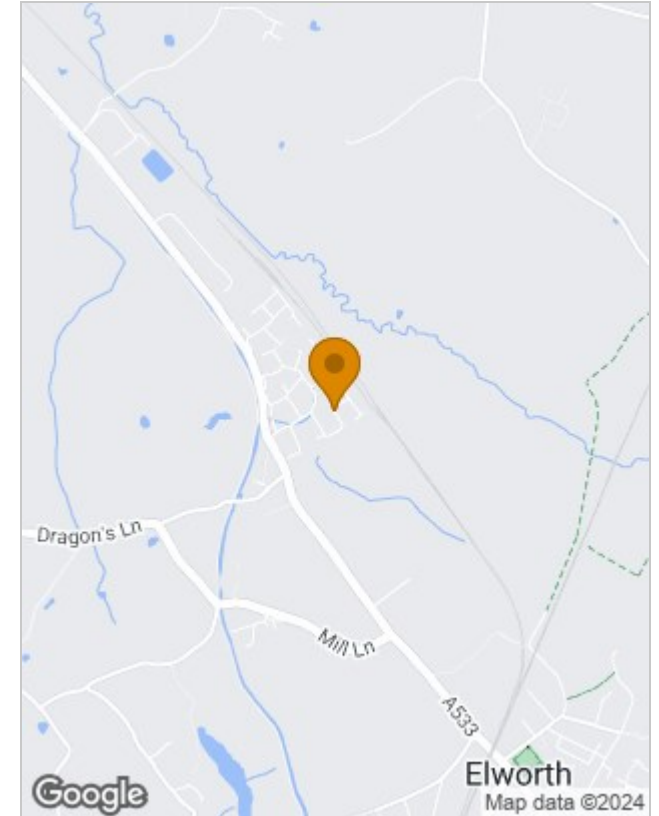




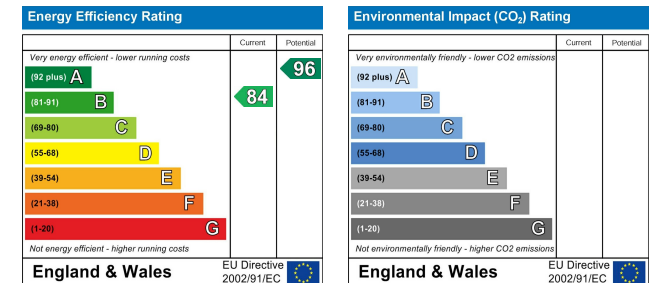
Floor Plans



Location Map



Energy Performance Graph



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.