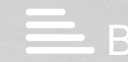


Lewis
King



Ware Close, Sandbach, CW11 4DD

£315,000





£315,000

Ware Close

Sandbach, CW11 4DD

- Immaculately Presented
- Town Centre Location
- Detached Garage
- Two Bathrooms Plus WC
- No Onward Chain
- Freehold Home
- Quiet Cul-de-Sac Plot
- Three Spacious Bedrooms
- Large Garden

NO ONWARD CHAIN!

A hidden gem found in the centre of Sandbach! This beautifully presented and spacious home is located on a small estate in the centre of Sandbach and enjoys being less than a few minutes' walk away from Waitrose supermarket and the town centre beyond.

Impressing from the outside with its superb plot and imposing appearance, there is a detached garage to the side with off-road parking in front of it and is also found at the top of a cul-de-sac ensuring a quiet and family-friendly outlook.

Internally there is plenty of room for all the family, as on the ground floor you will find a huge Lounge with feature fireplace and a modern and well-equipped Kitchen/Diner, bolstered by a separate utility room and ground floor WC. In the Kitchen there is an integrated fridge/freezer, dishwasher, oven, and 4 ring gas hobs. The utility room has space and plumbing for both a washing machine and dryer, plus a stainless-steel sink unit.

On the first floor the Master Bedroom is a huge room with built in storage/wardrobes and a well-presented shower room En-suite. There is also a second double bedroom and a large single bedroom, and the accommodation is completed by a three-piece suite family Bathroom.

Externally there is a superb garden space with a private outlook, enhanced by two separate patio seating areas, raised flower beds, a garden shed, and a laid to lawn garden. The garage to the side of the property is accessed via an electric up and over door and has both power and lighting making it a superb storage space.

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



Ground Floor

Lounge

16'4" x 17'8" (widest points) (5 x 5.4 (widest points))

Kitchen/Diner

9'6" x 15'5" (2.9 x 4.7)

Utility Room

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

First Floor

Bedroom One

13'9" x 8'10" (4.2 x 2.7)

En-suite 8'2" x 4'7" (widest point) (2.5 x 1.4 (widest point))

Bedroom Two

6'6" x 7'6" (2 x 2.3)

Bedroom Three

9'10" x 7'2" (3 x 2.2)

Bathroom

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





Directions





A white woven laundry basket with two handles, sitting on the grey countertop to the left of the sink.

A chrome wire drying rack with a central vertical bar and two side bars, positioned on the countertop next to the sink.

A stainless steel kitchen sink with a chrome faucet, containing some dark debris. It is set into the grey countertop.

Laundry supplies on the countertop, including a large white bottle of 'FORMIL' detergent, a smaller blue bottle, and a box of detergent.

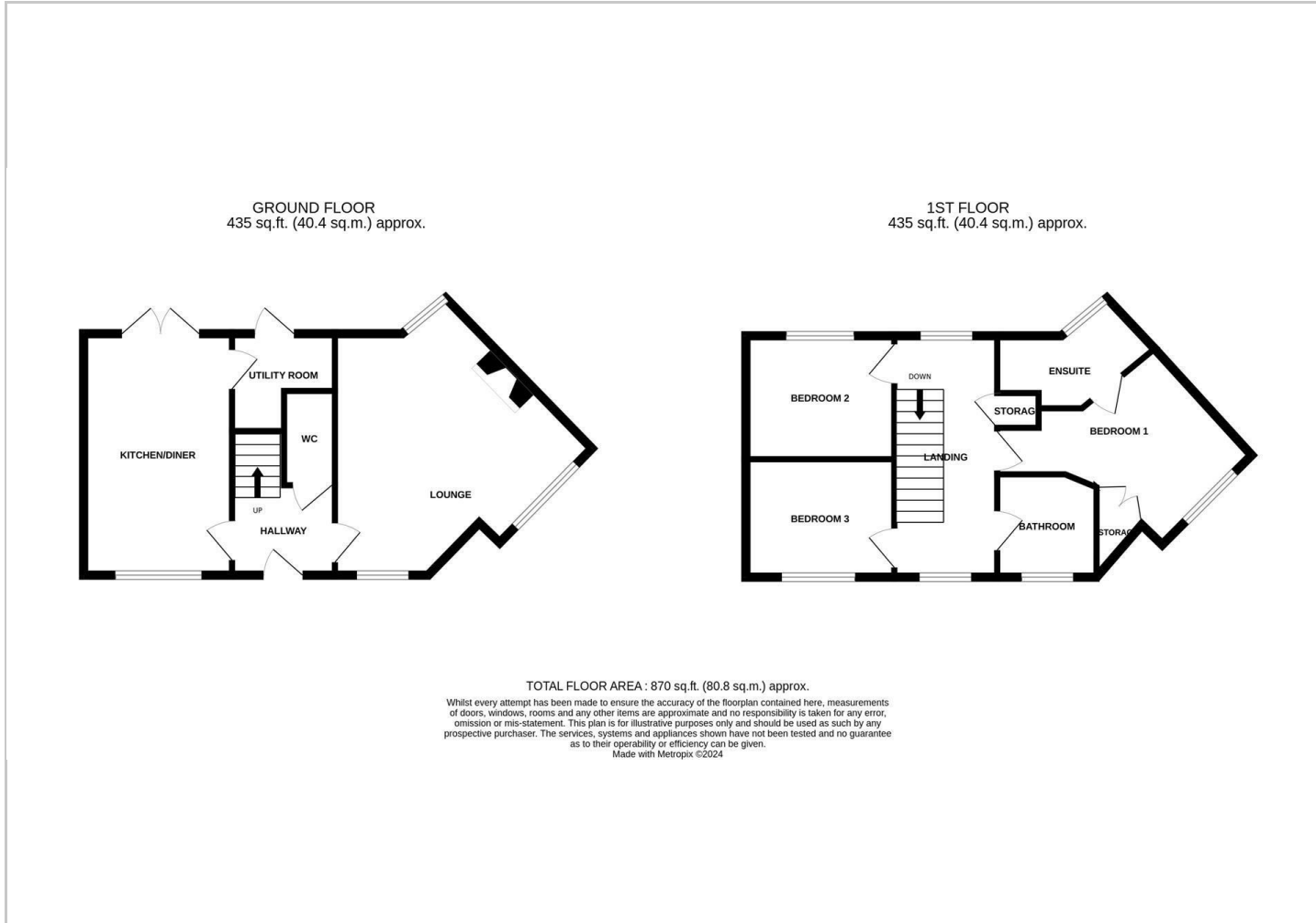
A grey cabinet door or panel on the wall, featuring a map and a note pinned to it with circular magnets.

A white radiator mounted on the wall, positioned between the sink area and the second washing machine.

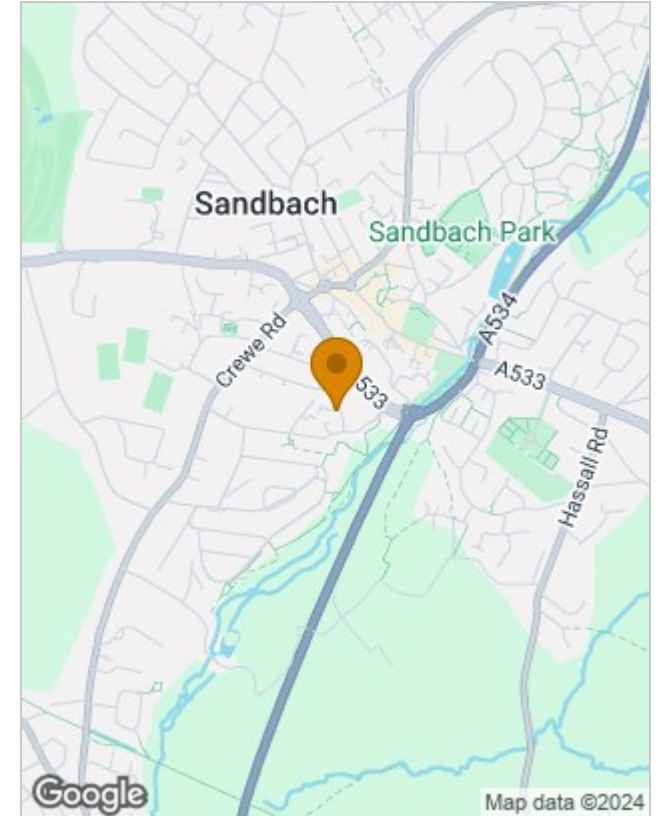
A silver toaster sitting on the countertop above the second Samsung washing machine.

A second Samsung front-loading washing machine, partially visible on the right side of the image, with a silver metal drying rack in front of it.

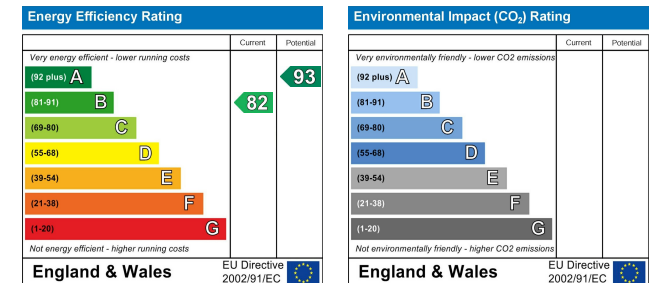
Floor Plans



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.