

Lewis  
King



Forge Fields, Sandbach, CW11 3RN

£270,000





# Forge Fields

## Sandbach, CW11 3RN

- Modernised Period Cottage
- Three Double Bedrooms
- Off-Road Parking for Three Cars
- Great Location a Short Distance from Sandbach Town Centre
- Council Tax Band C
- Spacious and Versatile Living Space
- Four-Piece Suite Family Bathroom
- Utility Room and Downstairs WC
- Canal and Countryside Walks a Few Minutes Away
- Freehold Home

This charming period-style, double-fronted semi-detached cottage offers a blend of character, comfort, and convenience. Thoughtfully updated while retaining its original charm, the property provides a spacious and versatile layout ideal for modern family living. On the ground floor, a cosy lounge with a log burner fireplace opens effortlessly into a generous family room, creating a warm and sociable living space. The light-filled kitchen/diner is both stylish and functional, accompanied by a separate utility room and a practical downstairs WC on the ground floor.

Upstairs, the property features three well-proportioned double bedrooms, each full of character, and a contemporary four-piece suite family bathroom that adds a touch of luxury and has been updated in recent years by the current owners.

Externally, the cottage benefits from off-road parking spaces for three vehicles and a low-maintenance forecourt garden adorned with an array of established plants. To the rear, a private courtyard garden offers the perfect setting for a seating area, ideal for relaxing or entertaining outdoors.

This delightful home enjoys a fantastic location within walking distance of Sandbach town centre. A nearby park can be accessed from Forge Fields itself, and the picturesque canal and open playing fields are just a few minutes away, making this property a wonderful choice for those seeking both charm and convenience.

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



### Ground Floor

**Lounge** 11'9" x 13'1" (3.6 x 4)

**Family Room** 13'1" x 13'1" (4 x 4)

**Kitchen/Diner** 10'2" x 16'8" (3.1 x 5.1)

**Utility Room** 8'6" x 7'6" (2.6 x 2.3)

### First Floor

**Bedroom One** 13'5" x 13'1" (4.1 x 4)

**Bedroom Two** 10'5" x 13'5" (3.2 x 4.1)

**Bedroom Three** 10'2" x 7'10" (3.1 x 2.4)

**Bathroom** 8'6" x 7'10" (2.6 x 2.4)

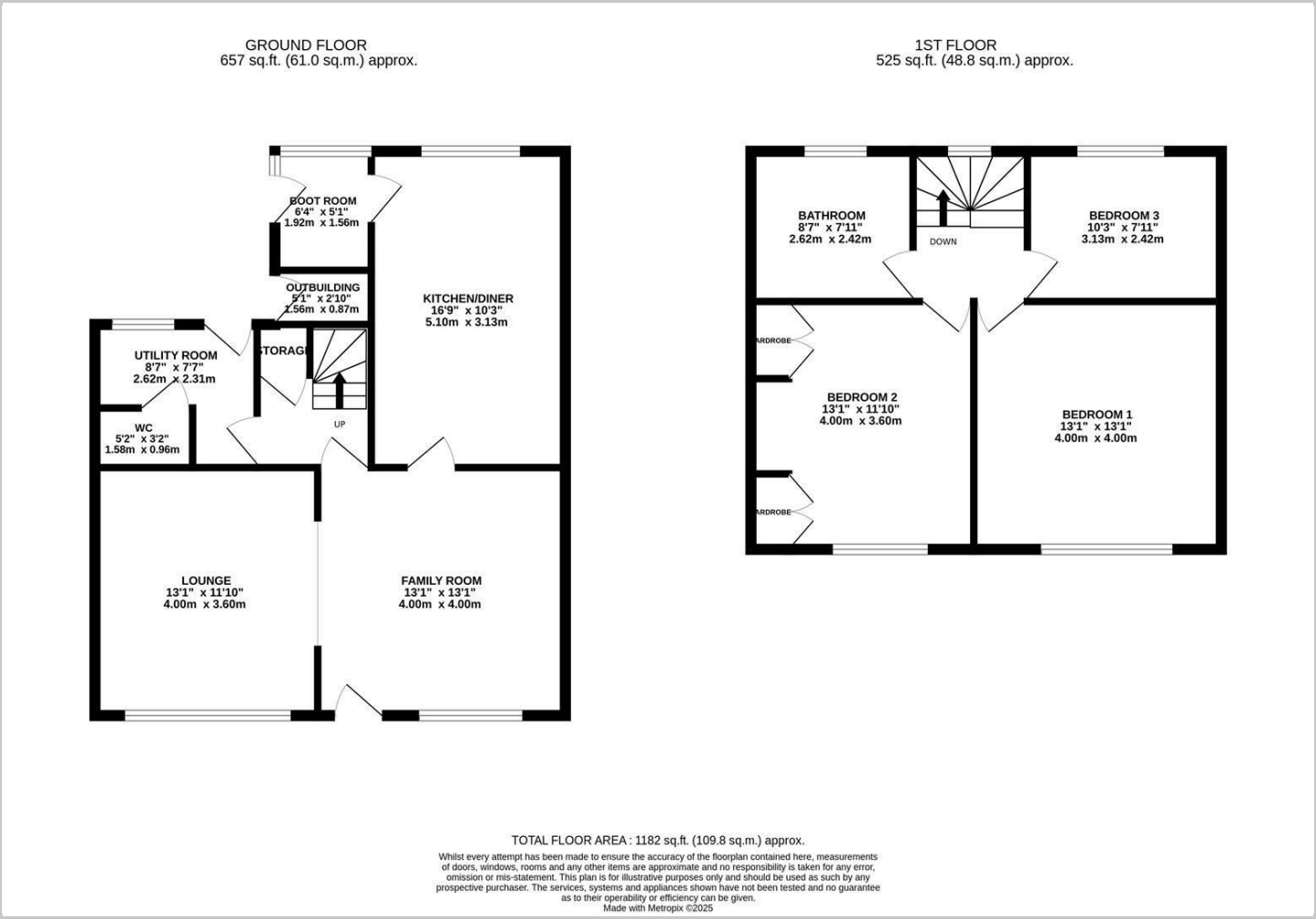


Directions

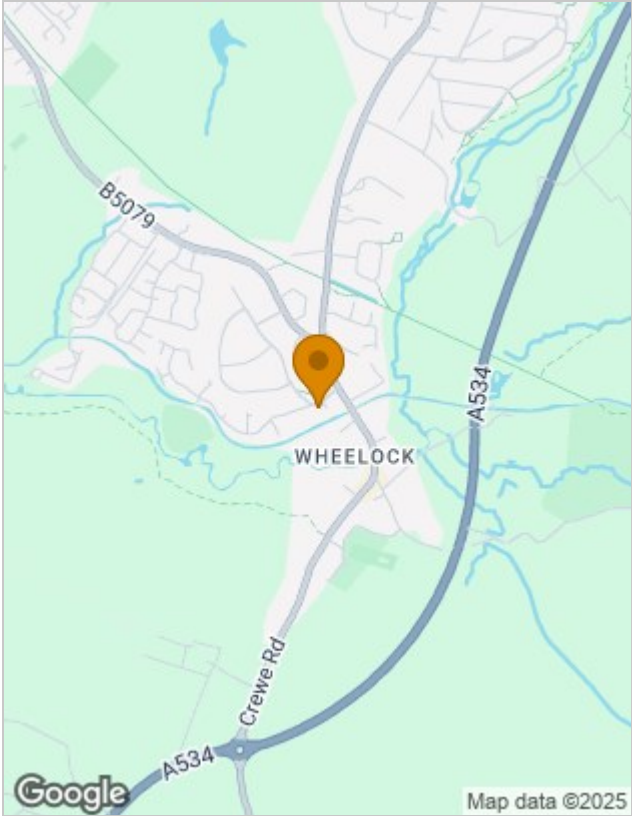




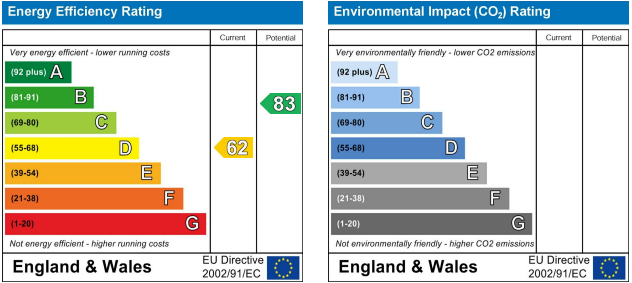
Floor Plans



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.