

Lewis
King

Front Street, Sandbach, CW11 1EU

£350,000





Front Street

Sandbach, CW11 1EU

- Beautifully Presented Historic Cottage
- Town Centre Location
- Council Tax Band D
- Gas Central Heating
- Grade II Listed Front
- Two Large Reception Rooms
- Three Double Bedrooms

****Reduced to sell & no onward chain!****
This exceptional home offers a chance to not only purchase a property in a superb conservation area in the heart of Sandbach town centre, but is also a chance to buy a slice of Sandbach's history!

Dating back to circa 1600, this half-timbered semi-detached home has been upgraded and maintained by the current owner, and boasts a fantastic quality of living and offers spacious accommodation in abundance. Found in an elevated position the property has well established gardens to the front with a private seating area in addition to a private rear courtyard and a detached garage to the side with electric and plumbing connected.

Internally there are two large reception rooms affectionately referred to by the current as the 'summer room' and 'winter room', the summer room enjoys a lovely bay window aspect over the garden to the front while the winter room enjoys a large feature multi-fuel burner fireplace at the rear of the property. Perfect for the colder winter evenings. Further on the ground floor there is a recently updated kitchen and shower room, the kitchen itself incorporates an integrated dishwasher and oven plus has space and plumbing for an American fridge/freezer and a washing machine. Completing the ground floor there is a shower room with a lovely walk-in shower, low level WC, and hand wash sink. To the first floor the property is then completed by three double bedrooms, each of the two larger bedrooms with fitted wardrobes. All major rooms also enjoy having plantation style blinds fitted.

As mentioned above the property holds a fantastic position in the heart of the town centre, which itself is a historic market town with a thriving market once a week dating back to Elizabethan times and boasts easy access to the M6 motorway at Junction 17, plus is only a short commute to either Sandbach or Crewe mainline train stations.

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Ground Floor

Summer Room (Front Lounge) 14'1" x 7'10" (4.3 x 2.4)

Winter Room (Rear Lounge) 14'1" x 11'9" (4.3 x 3.6)

Kitchen 10'5" x 9'2" (3.2 x 2.8)

Shower Room 5'10" x 7'2" (1.8 x 2.2)

First Floor

Bedroom One 12'5" x 8'2" (3.8 x 2.5)

Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

Bedroom Three 8'10" x 9'10" (2.7 x 3)





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To the first floor the property is then completed by three double bedrooms, each of the two larger bedrooms with fitted wardrobes.

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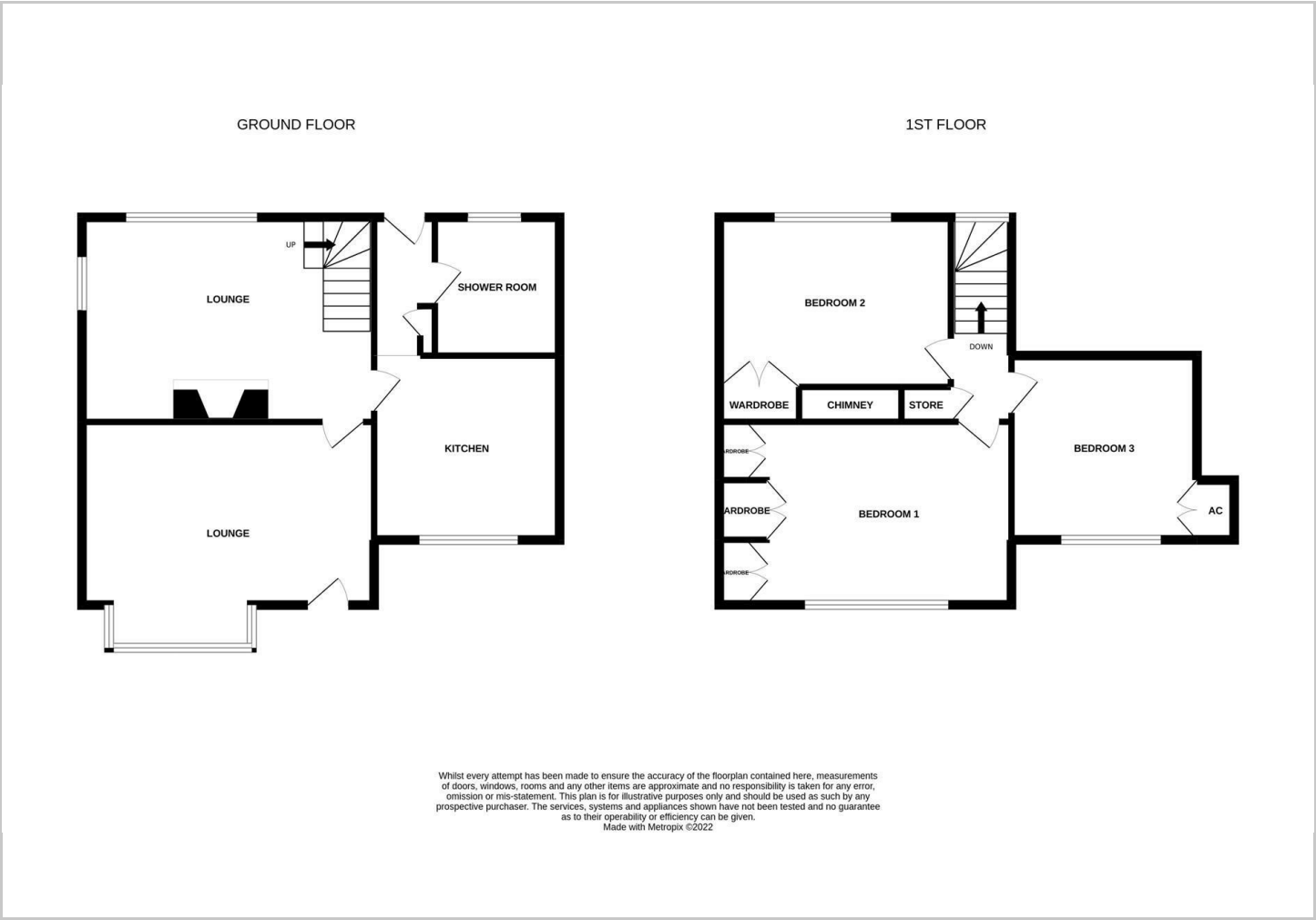




Hand me the Prosecco & watch me become Fabulous!

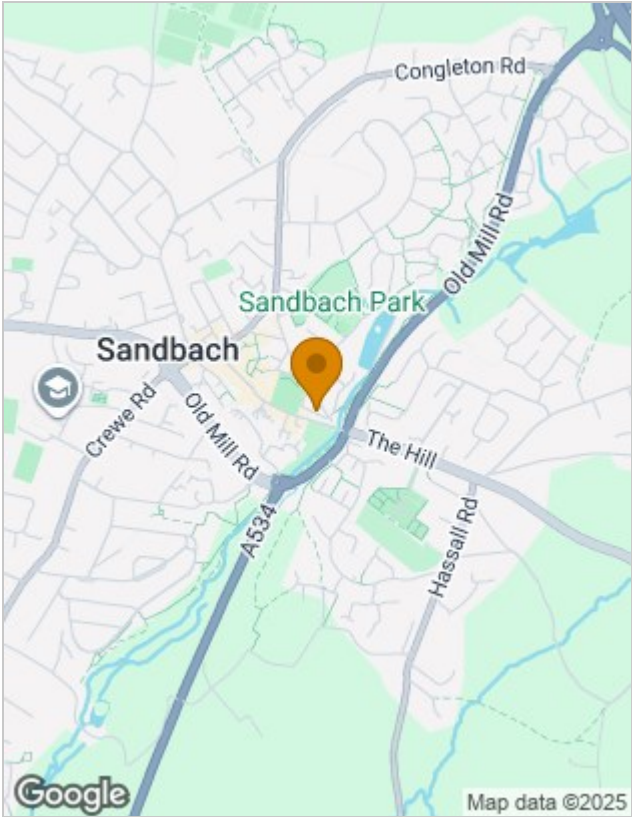


Floor Plans

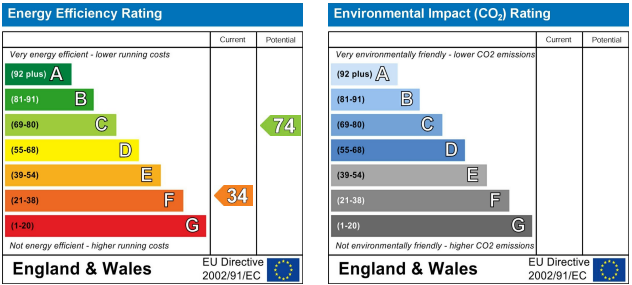


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.