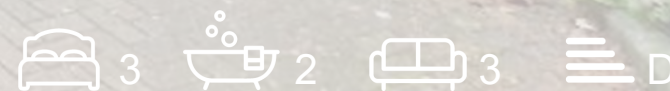


Lewis
King



12 Boothsmere Close, Sandbach, CW11 1FA

£300,000





Lewis
King

£300,000

12 Boothsmere Close

Sandbach, CW11 1FA

- No Onward Chain
- Large Kitchen with Integrated Appliances
- Integral Garage
- Fitted Wardrobes in Main Bedrooms
- Freehold Home
- Generous Corner Plot
- Extended Rear Sun Room
- Sizeable Private Rear Garden
- Council Tax Band D

Occupying a fantastic corner position, this three-bedroom detached home offers a wonderful blend of space and potential. Offered to the market with no onward chain, it is ideal for those who want a straightforward purchase and the opportunity to add their own personal touch. While the home would benefit from some cosmetic refreshment and modernising, the footprint and layout provide an excellent canvas for a new owner.

The ground floor has been thoughtfully extended to the rear, creating a versatile layout. The living room leads through to a formal dining area, which in turn opens into a bright sun room. However, the true heart of the home is the expansive kitchen. Designed with the home cook in mind, it features a range of integrated appliances including a double oven, a five-ring gas hob, a fridge/freezer, and a dishwasher. It is a substantial space that easily handles the demands of a busy household.

Practicality is a key theme here, particularly with the integral single garage. Rather than just being a storage space, it has been set up to function as a utility hub, featuring dedicated space and plumbing for both a washing machine and a tumble dryer, keeping the laundry tucked away from the main living areas. The ground floor is completed by a handy downstairs WC.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms. Both the first and second bedrooms come equipped with fitted wardrobes, helping to keep the rooms clutter-free. The primary bedroom also enjoys the added privacy of its own en-suite shower room, complementing the family bathroom.

Sitting on a generous corner plot, the property boasts a sizeable rear garden. It's a great space for those with a green thumb to get creative, or for families needing room for outdoor play. Located within easy reach of Sandbach's town centre and excellent schools, this is an honest home with heaps of potential just waiting to be unlocked.



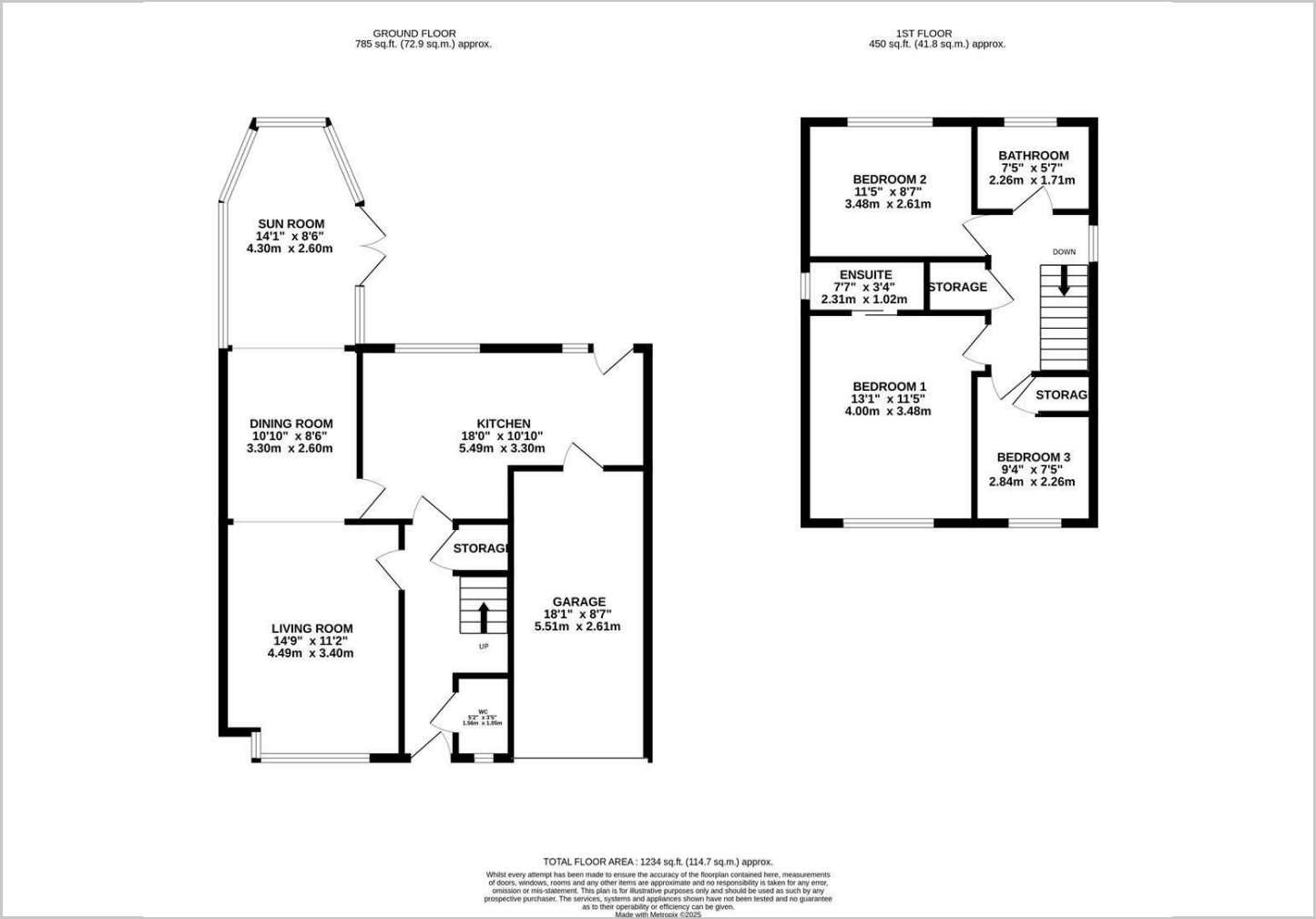


Directions





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

