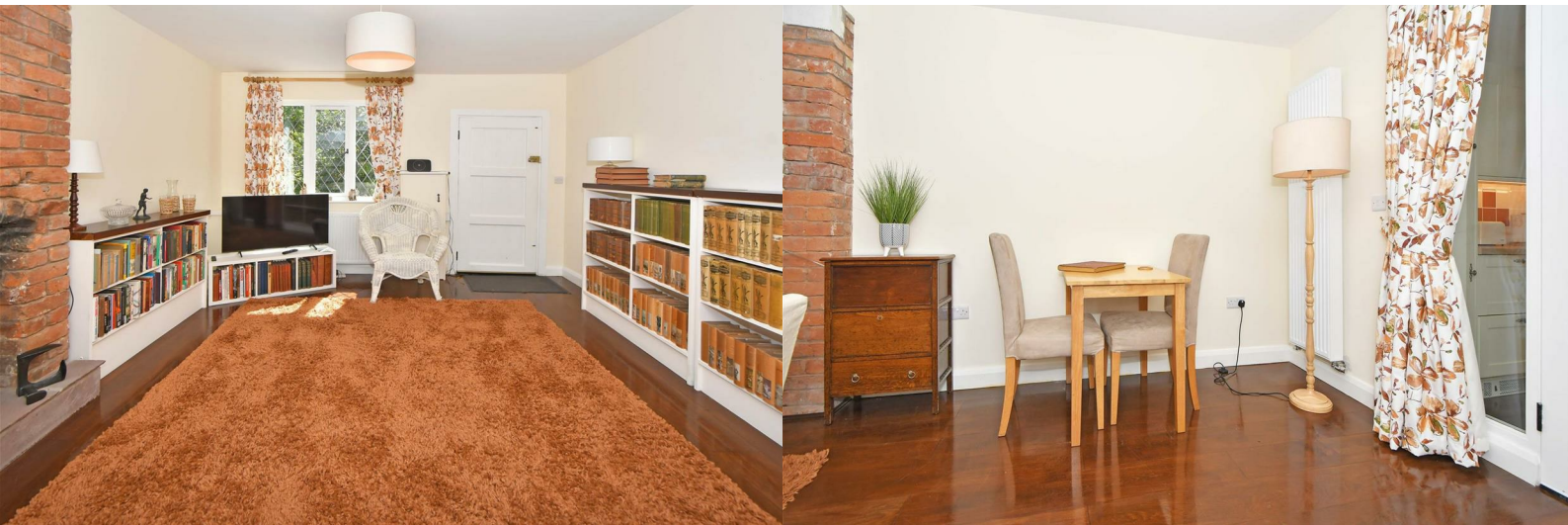




10 Front Street  
, Sandbach, CW11 1EU

£265,000





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## Summary

Dating back to 1861, this beautiful Grade II listed, two-bedroom cottage has been renovated to the highest of standard whilst maintaining some beautiful features. The current owner has transformed this property ready for the new owner to move straight into and enjoy. Briefly the property comprises: Entrance, open plan living / dining room, fitted kitchen, two bedrooms and family bathroom. The property is ideally located within walking distance to Sandbach Town Centre and easy access to local amenities. Externally there is parking for several cars, a tasteful, low maintenance rear garden and front garden with various shrubs. This property is also available with No Onward Chain.

## Sandbach

This property is ideally located within walking distance of Sandbach Town Centre. Sandbach is a sought after, historical town with a great reputation for local shops, bars and restaurants which appeals to all age groups. Sandbach has excellent transport links with the M6 motorway just 1 mile from the town and train station leading to nearby cities such as Manchester. Sandbach has excellent schooling options and is known for a high community spirit. A selection of sports can also be found with various football, golf and cricket clubs giving something for the whole family!

## Sales

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. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

## GROUND FLOOR

### Entrance

Entrance leading into the open plan living / dining room

### Open Plan Living

### Living Room

12'3" x 13'3" (3.75 x 4.06)

Brand new flooring, beautifully decorated with leaded windows, open brick fireplace with option to put log burner.

### Dining Room

12'3" x 9'10" (3.75 x 3)

Brand new flooring, beautifully decorated with staircase to first floor, column style radiator, smoke alarm, pendant light, glazed door with glazed side panels

### Kitchen

11'10" x 8'2" (3.63 x 2.50)

Brand new, beautifully decorated fitted kitchen with a range of contemporary style base wall and tall storage units incorporating oven and grill, four ring electric hob having cooker extractor above, integrated, dishwasher, fridge, Smeg freezer and the incredible washer dryer from Haier which can also be included, working surfaces having tiled surrounds, four ceiling lights, door to rear and double-glazed leaded window to rear.

## FIRST FLOOR

Tel: 07778 908724

## Landing

4'10" x 10'0" (1.49 x 3.05)

Brand New Carpets leading to two bedrooms and bathroom.

## Bedroom One

11'8" x 13'3" (3.58 x 4.05)

Brand New Carpets, beautifully decorated with feature cast iron ornamental fireplace, radiator, pendant light and double-glazed leaded window to front elevation.

## Bedroom Two

7'1" x 10'0" (2.17 x 3.05)

Brand New Carpets, with radiator, pendant light and double-glazed leaded window to the rear elevation.

## Bathroom

4'2" 8'2" (1.29 2.51)

Brand New, white suite comprising panelled bath having tiled surrounds and overhead rainfall shower, wash basin having cupboard below, low level WC, extractor fan, three spotlights and double-glazed leaded window to the rear elevation.

## OUTSIDE

### Front Garden

Various shrubs and laid to lawn with pathway leading to pannelled front door.

## Rear Garden

Low maintenance rear garden with artificial grass with paved surround

## Parking

This property is sold with a generous area of land (shown on the deeds) which is situated diagonally opposite the property. This currently provides private, off-road parking for several vehicles and can be landscaped to further enhance.

## Tenure

Freehold, to be confirmed by the Vendor's solicitor.

## Energy Performance Certificate

Current Rating: D

## Possession

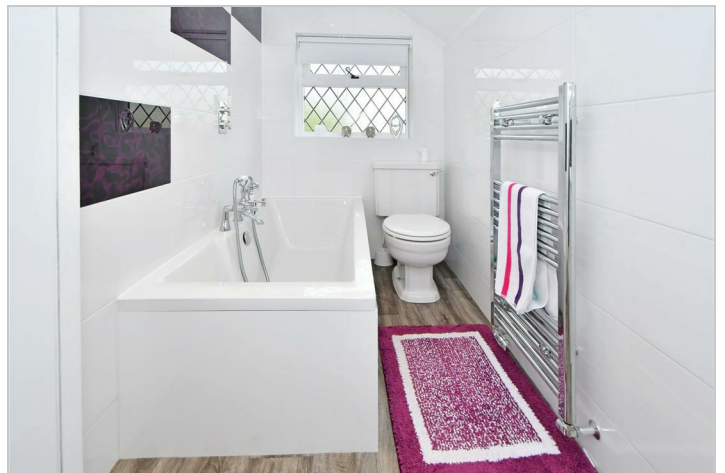
Vacant possession upon completion

## Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes,

## Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.





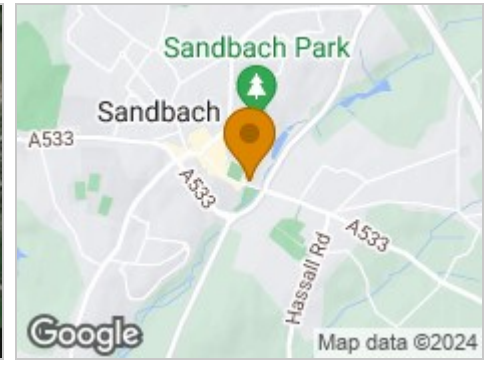
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



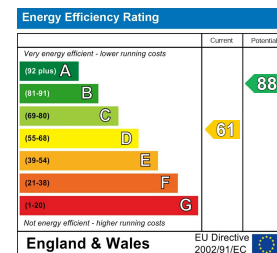
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

## Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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