



45 Redshank Place, Sandbach, CW11 3JR

Guide Price £209,950

Take a moment to have a look at our HD tour & aerial footage of this incredible home!

FREEHOLD TENURE & SOUTH FACING GARDEN - Originally constructed by 'Persimmon Homes' back in 2016, this is a superb opportunity to acquire a modern, energy efficient property on a popular residential development within the confines of Elworth. The home is neatly tucked away at the head of the cul-de-sac with plenty of parking at the front for two cars and a manageable front garden.

Accompanying the home are a wealth of features to note, some of which include:- energy efficient double glazing and gas central heating, a welcoming entrance hall, downstairs WC, a superb open-plan Kitchen/Living area complete with contemporary high-gloss units and contrasting tiles, a cooking station and space for freestanding appliances. The living area has a handy recess, ideal for furniture and French doors leading to the rear garden.

The first floor provides two bedrooms and a luxury family bathroom, with bedroom two being situated to the rear of the home and can accommodate a double bed, bedroom three would make an ideal single room, office space or nursery. The 'jewel in the crown' of the home has to be the principal bedroom, with its multi-aspect roof-light windows, handy recess which could be further utilised for built-in wardrobes and space for a separate dressing area.

Internal Accommodation

Entrance Hall

Open Plan Kitchen/Living Area 22'1" x 12'2" (6.752 x 3.722)

Downstairs WC

First Floor Landing

Bedroom Two 12'5" x 7'11" (3.786 x 2.424)

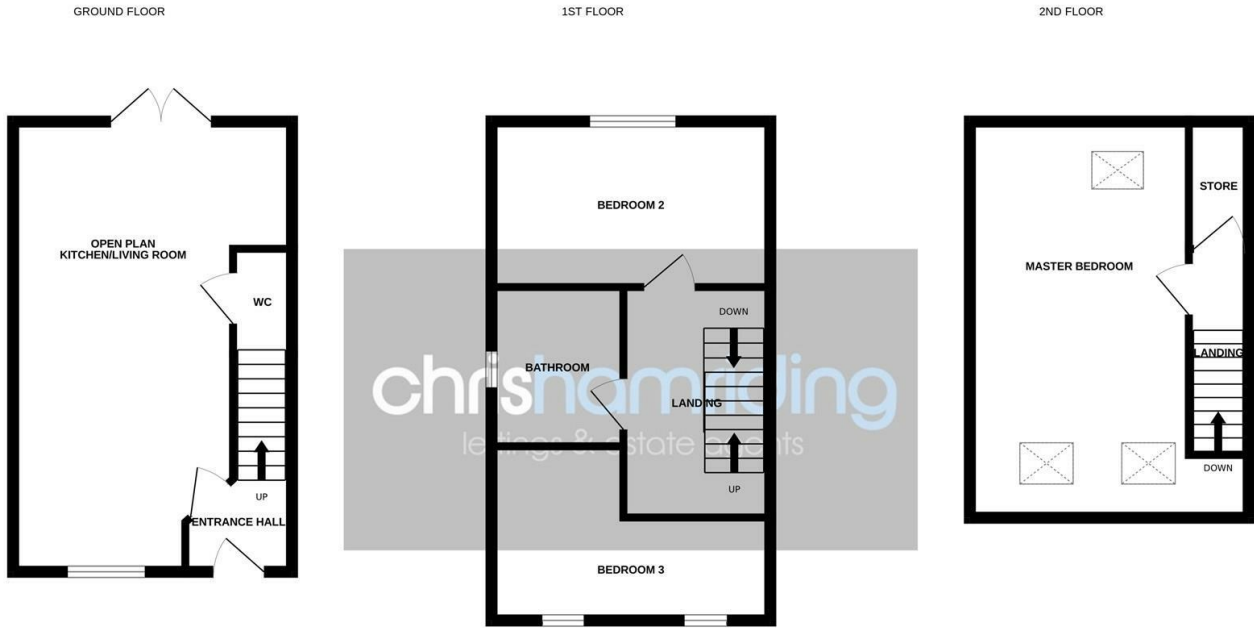
Bedroom Three 12'2" x 7'8" (3.731 x 2.345)

Family Bathroom

Second Floor Landing

Bedroom One 16'8" x 12'3" (5.092 x 3.734)

Floor Plan

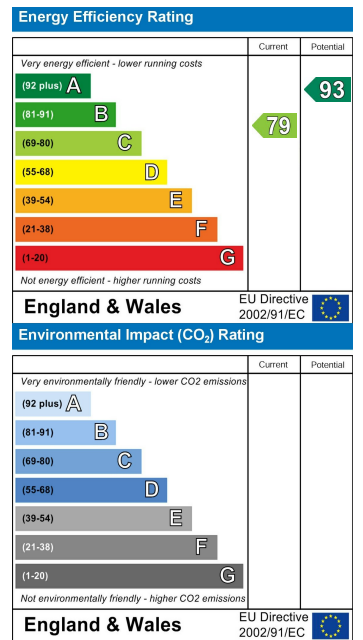


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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