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lettings & estate agents



2 Beech Grove, Sandbach, CW11 4JW

Offers In The Region Of £275,000

Take a moment view our signature, guided tour of this fantastic home, located just a short walk into the town!

Nestled in the desirable residential area of Beech Grove, this semi-detached bungalow offers a perfect blend of comfort and convenience. Having extended accommodation to both the side and rear, the property enjoys two versatile reception areas, along with a refitted kitchen and a range of integrated appliances plus stunning working surfaces! Currently, there is a spacious downstairs bedroom with wet room which could be an ideal third reception room or a fabulous principle bedroom with en-suite. There is also plenty of scope to create a superb social dining/kitchen with minimal work required! The property has a current EICR (electrical) certificate & gas certification for additional peace of mind.

Externally, the bungalow has a sizeable corner plot yet with manageable, easy to maintain gardens, ample parking and a detached garage.

With the property being situated close to the town centre, residents will enjoy easy access to a variety of local amenities, shops, and eateries, all within a short stroll and plenty of open countryside on your doorstep. This location is particularly favoured, offering a sense of community while still being conveniently connected to the vibrant and social life of Sandbach. This property presents an excellent opportunity for those looking to settle in a well-regarded part of town, combining the benefits of a spacious home with a flexible layout and the charm of a bungalow.

Accommodation

Entrance Hall 10'6" x 5'11" (3.212 x 1.826)

Shower Room 10'7" x 4'9" (3.248 x 1.461)

Lounge 15'4" x 10'11" (4.687 x 3.338)

Dining Room 13'10" x 9'2" (4.220 x 2.811)

Kitchen 12'1" x 10'9" (3.698 x 3.280)

Bedroom One/Reception Room 13'7" x 11'2" (4.164 x 3.412)

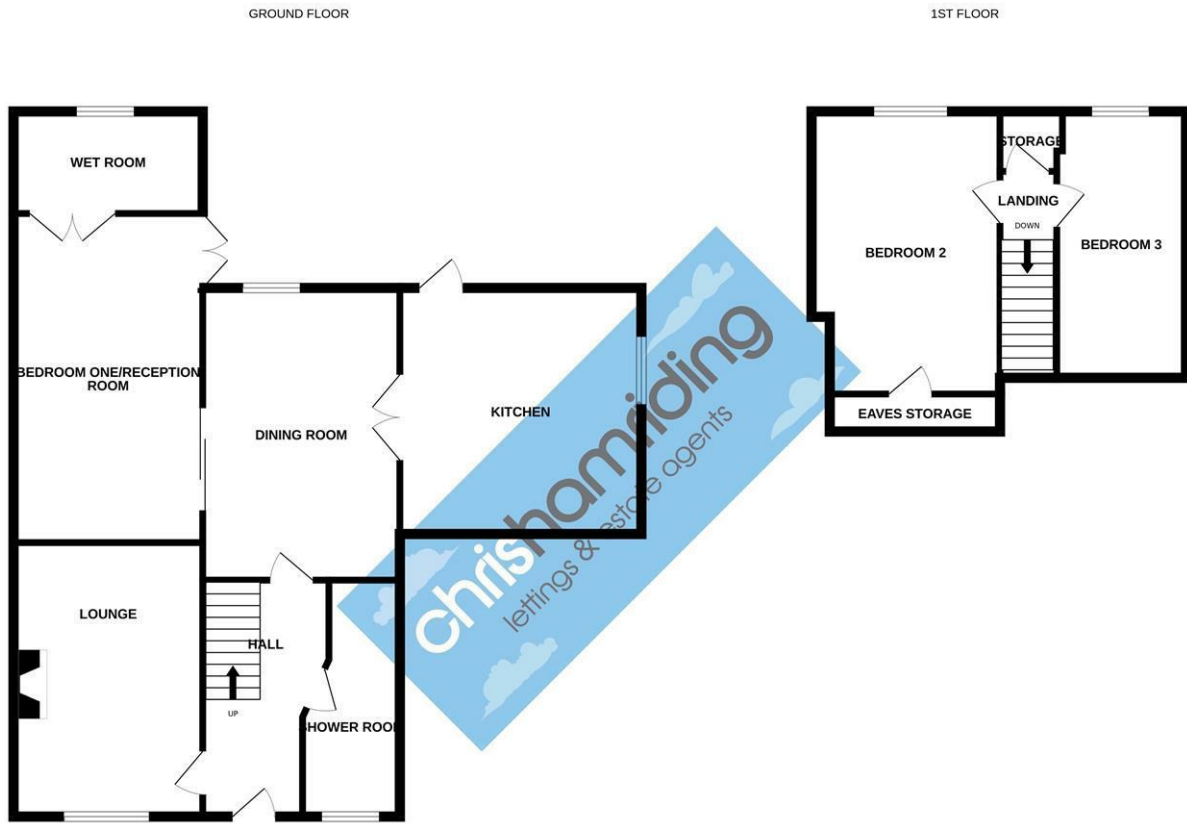
Wet Room 9'8" x 6'8" (2.962 x 2.049)

First Floor Landing

Bedroom Two 14'8" x 10'11" (4.482 x 3.342)

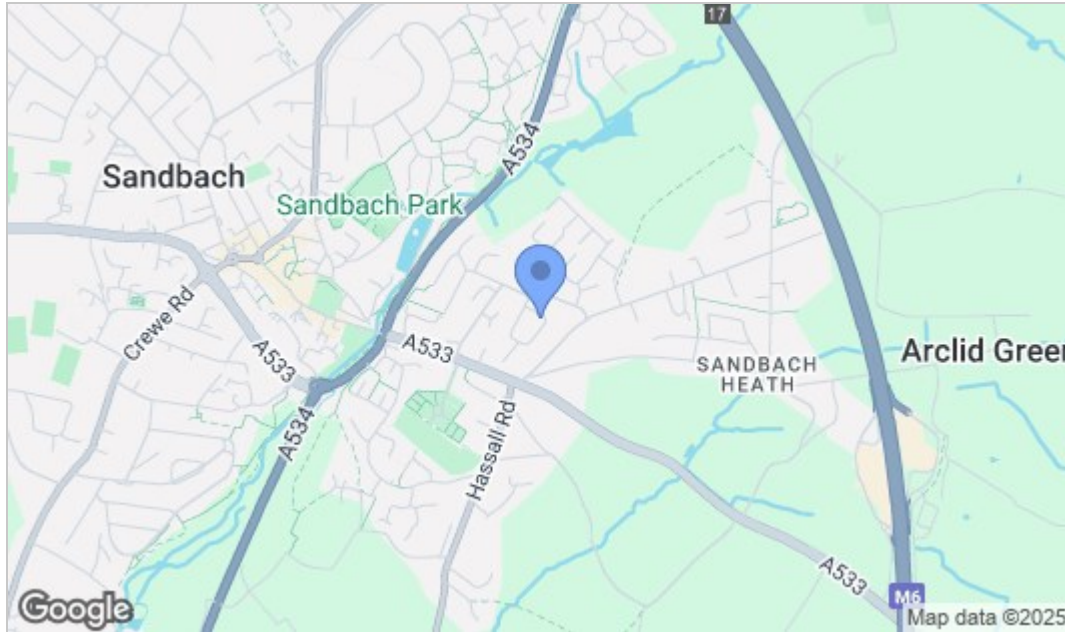
Bedroom Three 14'6" x 6'5" (4.420 x 1.972)

Floor Plan

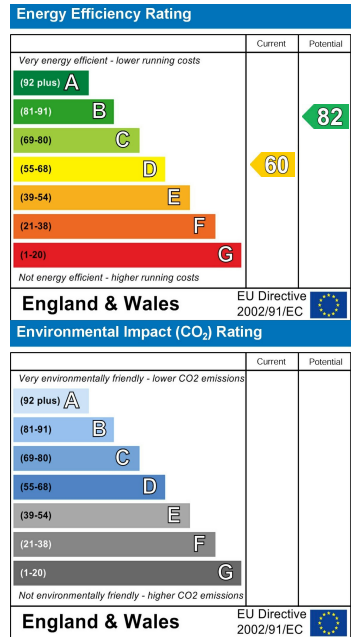


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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