



21 Byron Close, Sandbach, CW11 3GF

Offers Over £240,000



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# 21 Byron Close

Sandbach, CW11 3GF

Take a moment to view our guided tour of this deceptively spacious semi-detached home with a private rear garden, off road parking and garage!

A wonderful three bedroom family home with the added benefit of great outside space, a detached single garage and all nestled in the ever popular location of Ettiley Heath. Perfect first time buy or for those wanting to upsize!

The property briefly comprises: a welcoming entrance hallway with downstairs cloakroom, a lounge to the front and open-plan kitchen diner at the rear of the property, complete with French doors having a pleasant aspect overlooking the rear garden. Upstairs, there are three well-balanced bedrooms accessed via the landing and a family bathroom. Externally, there are gardens to both the front and rear with driveway parking and a single garage.

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of specialty shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square!

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station conveniently link Cheshire to London in under 2 hours and Manchester International Airport is only a 40 minute drive away! In addition, local schools for both primary & secondary students are held in high repute, many families move into the area with this in mind.

So, what's not to love! View our video, photos & floorplan, then call the experts here at Chris Hamridding to book that all-important viewing!



## Accommodation

Entrance Lobby	6'5" x 3'8" (1.96 x 1.12)
Cloakroom	5'10" x 2'8" (1.79 x 0.82)
Lounge	14'9" x 14'7" (4.52 x 4.45)
Open-Plan Kitchen/Diner	14'9" x 10'1" (4.50 x 3.09)
First Floor Landing	9'3" x 7'4" (2.83 x 2.26)
Bedroom One	10'11" x 10'9" (3.35 x 3.28)
Bedroom Two	13'9" x 8'1" (4.20 x 2.47)
Bedroom Three	8'1" x 6'4" (2.48 x 1.95)
Bathroom	6'4" x 6'3" (1.94 x 1.91)
Garage	16'7" x 8'0" (5.07 x 2.46)

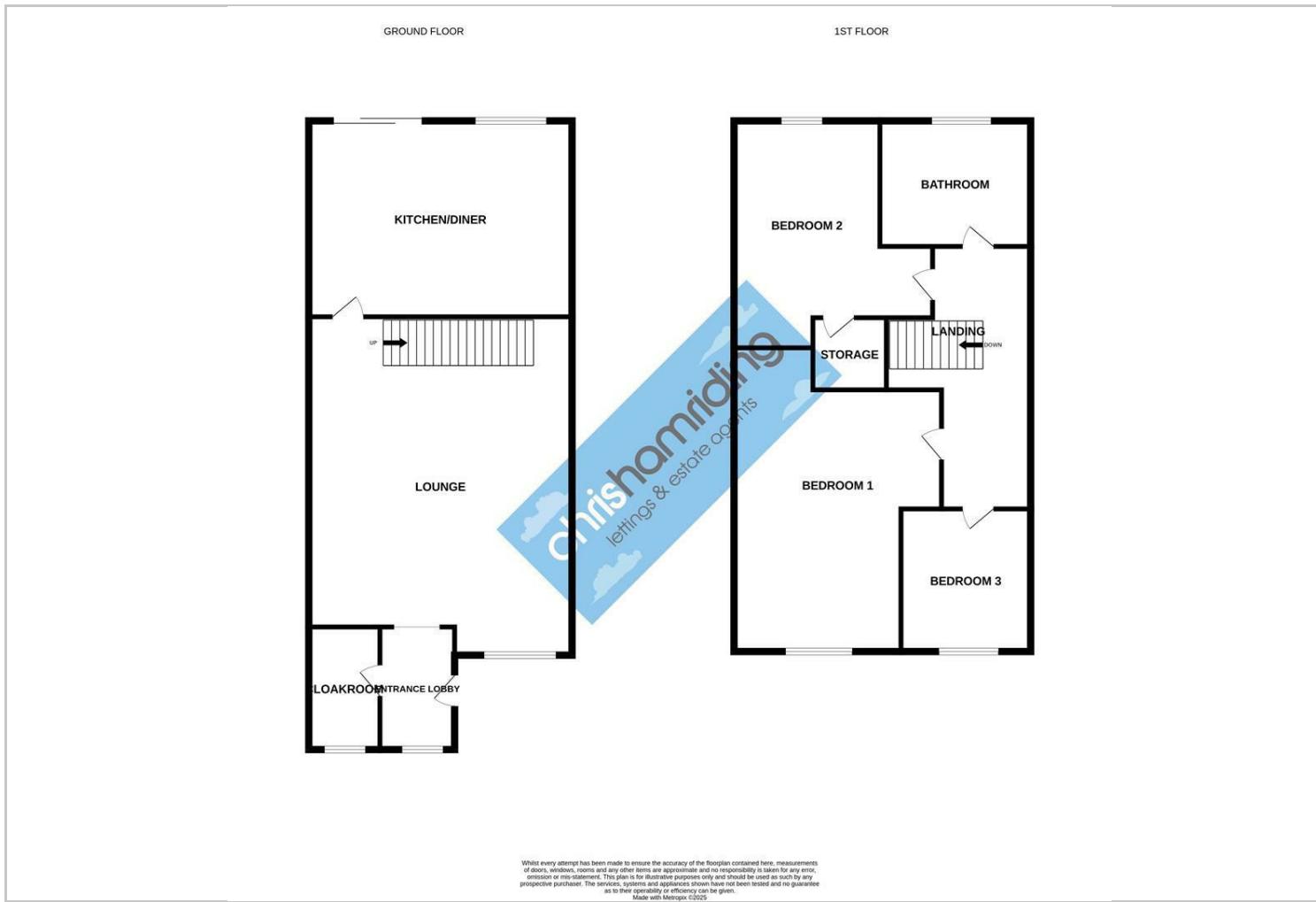


## Directions





## Floor Plans

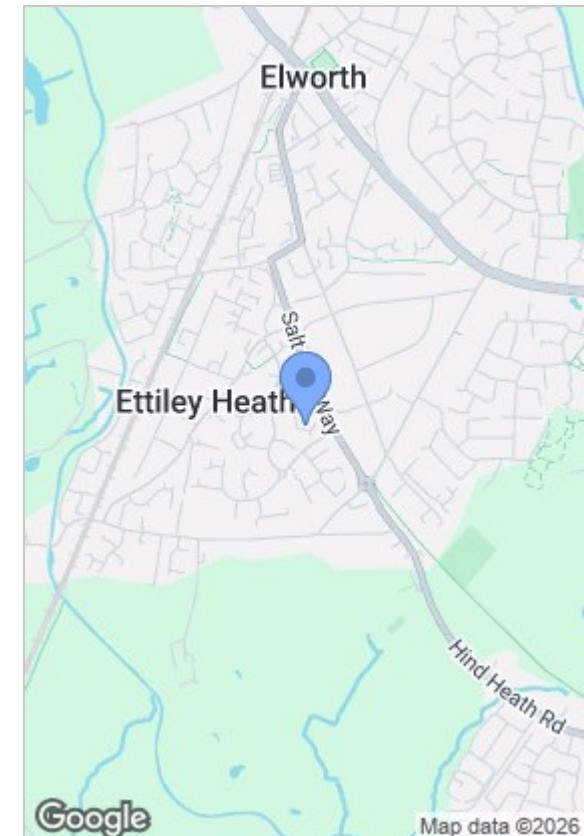


## Viewing

Please contact our Sandbach Office on 01270 346500 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Performance Graph

