



**74 Sandylands Park**

CW2 8HD

**Asking Price £255,000**



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STEPHENSON BROWNE

Nestled in the sought after location of Sandylands Park in Wistaston, this charming semi-detached house offers a perfect blend of comfort and style. Boasting three bedrooms, one bathroom, and a spacious reception room, this property is ideal for those looking for a new place to call home.

As you step inside, you'll be greeted by an immaculately presented interior that exudes modern elegance. The open plan living space is perfect for both relaxing with family friends as well as entertaining guests. The stylish decor adds a touch of sophistication to the home, creating a warm and inviting atmosphere.

One of the highlights of this property is its SOUTH FACING GARDEN with panoramic views of the open countryside, providing a picturesque backdrop that can be enjoyed from the comfort of your own home. Additionally, the cul-de-sac location ensures peace and privacy, making it a tranquil retreat from the hustle and bustle of everyday life.

Parking will never be an issue as there is off road parking with space for multiple vehicles and a garage for added convenience. Whether you're a car enthusiast or simply looking for extra storage space, this property has you covered.

Don't miss out on the opportunity to make this three bedroom semi-detached house your new home. With its prime location, modern amenities, and stunning views, this property is sure to impress even the most discerning buyer. Book a viewing today and experience the charm of Sandylands Park for yourself.





#### **Entrance Hall**

10'7" x 6'9" (3.242m x 2.067m)

#### **Lounge/Diner**

17'10" x 15'11" (5.459m x 4.876m)

#### **Kitchen**

9'8" x 7'4" (2.966m x 2.250m)

#### **Stairs to First Floor**

#### **Bedroom One**

13'5" x 9'9" (4.103m x 2.985m)

#### **Bedroom Two**

11'3" x 9'9" (3.444m x 2.988m)

#### **Bedroom Three**

9'10" x 6'0" (3.021m x 1.849m)

#### **Shower Room**

#### **Externally**

The property is tucked away at the head of a cul-de-sac of similar properties. There is ample off road parking as well as a detached garage. To the rear, the south facing garden is delightful and wraps around the side of the property and enjoys an open aspect over glorious countryside.

#### **Council Tax**

Band C.

#### **Tenure**

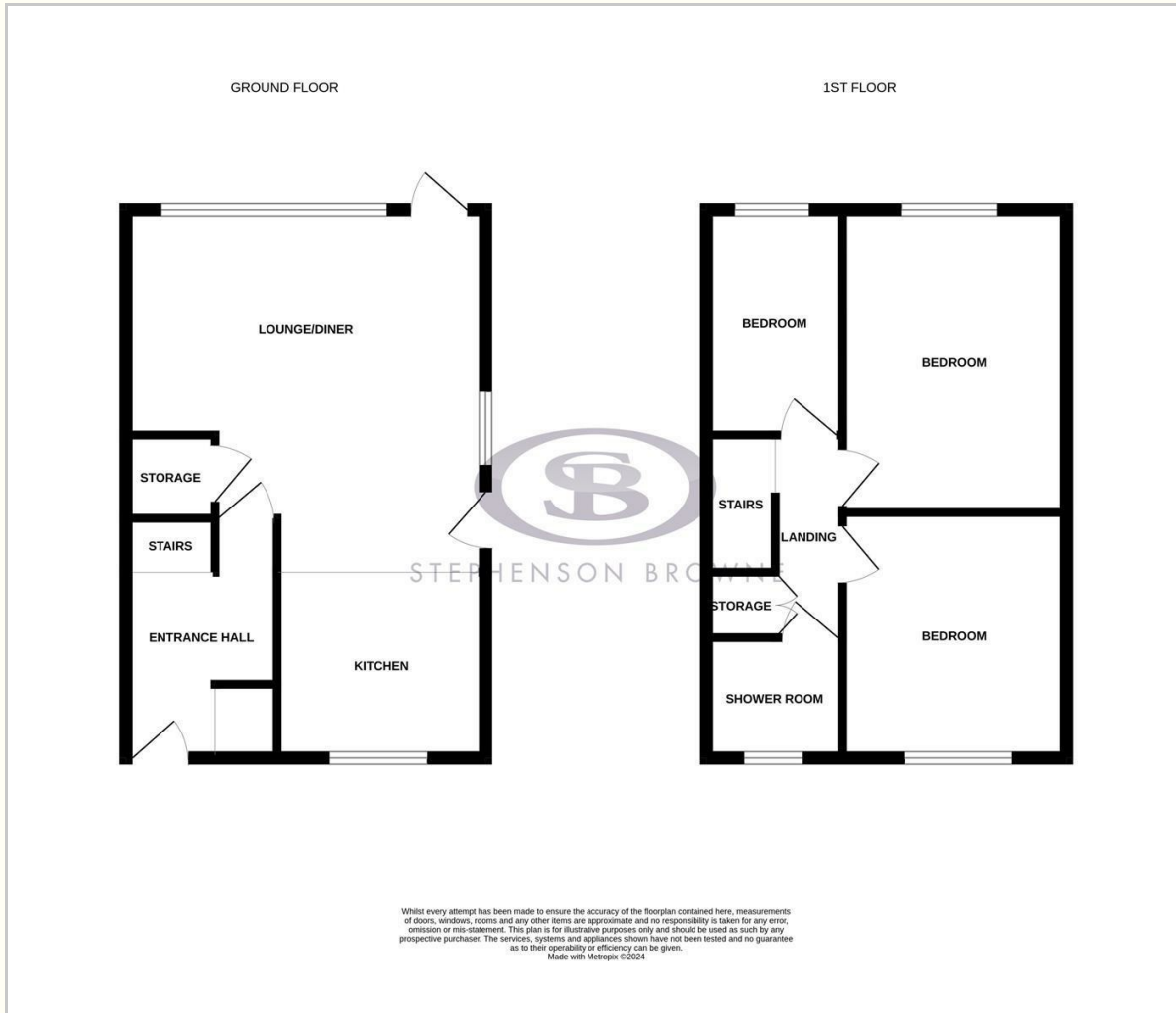
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.



## Floor Plan



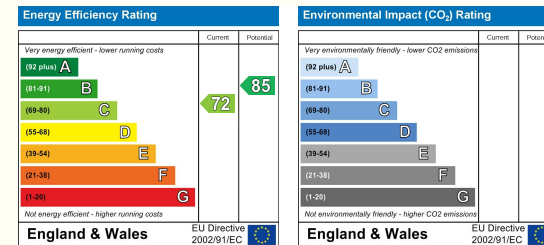
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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