



1 SANDFIELD TERRACE

Sandfield Lane,
Acton Bridge, Northwich, Cheshire CW8 2RH

£415,000



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SIMPLY STUNNING FOUR BEDROOM PROPERTY in a great location with SUPERB KITCHEN & BATHROOM all beautifully presented and move in ready. Country living in a quiet location yet so convenient for everyday life and commuting. Not to be missed!

ACCOMMODATION

GROUND FLOOR

Living Room 13' 10" x 12' 0" (4.21m x 3.65m)

Entered via a quality composite front door this is a well proportioned room with door opening to the dining room, attractive fire surround with tiled hearth and uPVC double glazed window to the front elevation.

Dining Room 13' 11" x 13' 10" (4.24m x 4.21m)

Lovely room with uPVC double glazed windows to the rear elevation, doors off to rear hallway and lounge and stairs rise to first floor. Beautiful open fireplace with ornamental (non working) cast iron range.

Internal Rear Hallway

Entered from the rear garden area via a solid timber cross braced exterior door this is used as the everyday entrance to the property. Doors lead off to the Kitchen, Dining Room, WC and Storage Cupboard.

Downstairs WC

Half height wall tiling and fitted with a modern low level WC and hand wash basin.

Storage Cupboard

Very useful storage for coats, shoes, vacuum cleaner etc.

Kitchen 13' 3" x 9' 4" (4.04m x 2.84m)

Beautiful grey high gloss fitted kitchen with a full range of wall and base units with attractive work surfaces over incorporating a porcelain one and half bowl sink below the window to the rear garden. Integrated double oven and gas hob with concealed cooker hood over. Spaces for washing machine, dishwasher and fridge, freezer. Very attractive exposed wooden beams in the vaulted ceiling and a further window looks to the rear elevation with its lovely views.

FIRST FLOOR

Master bedroom 15' 3" x 12' 10" (4.64m x 3.91m)

Large bright room with double glazed windows to the front elevation and fully glazed door to the rear. Full height room into the apex of the roof with exposed timber ceiling beams giving a lovely airing feeling to the room. Doors off to the landing and en-suite shower room. The glazed door leads out onto a balcony which is a wonderful space to sit and admire the distant views.





Master En-Suite

Excellent room fitted with a large quadrant shower cubicle, low level WC and wash hand basin.

Bedroom Three 13' 6" x 12' 2" (4.11m x 3.71m)

Large double bedroom with uPVC double glazed windows to the front elevation with lovely views and a full wall of fitted wardrobes

Bedroom Four 11' 0" x 7' 11" (3.35m x 2.41m)

Large single or small double bedroom with uPVC window to the rear elevation views currently used as a work room.

Main Bathroom 8' 0" x 7' 9" (2.44m x 2.36m)

A stunning room with beautifully tiled walls and floor. Freestanding bath in front of the uPVC window to the rear aspect and its views, shower cubicle, vanity unit with basin and concealed cistern WC.

SECOND FLOOR

Bedroom Two 13' 11" x 13' 11" (4.24m x 4.24m)

Great room with two Velux roof windows to the rear elevation. Useful as bedroom or office with eaves storage and reduced height towards the perimeter of the room but a very attractive flexible space.

EXTERNALLY

Garage 15' 4" x 13' 0" (4.67m x 3.96m)

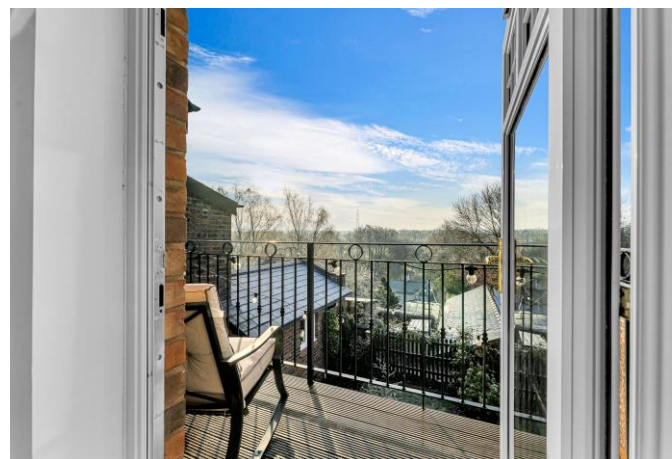
Excellent size garage with quality entrance door and personal access door from the rear garden area. Central heating boiler located on the rear wall.

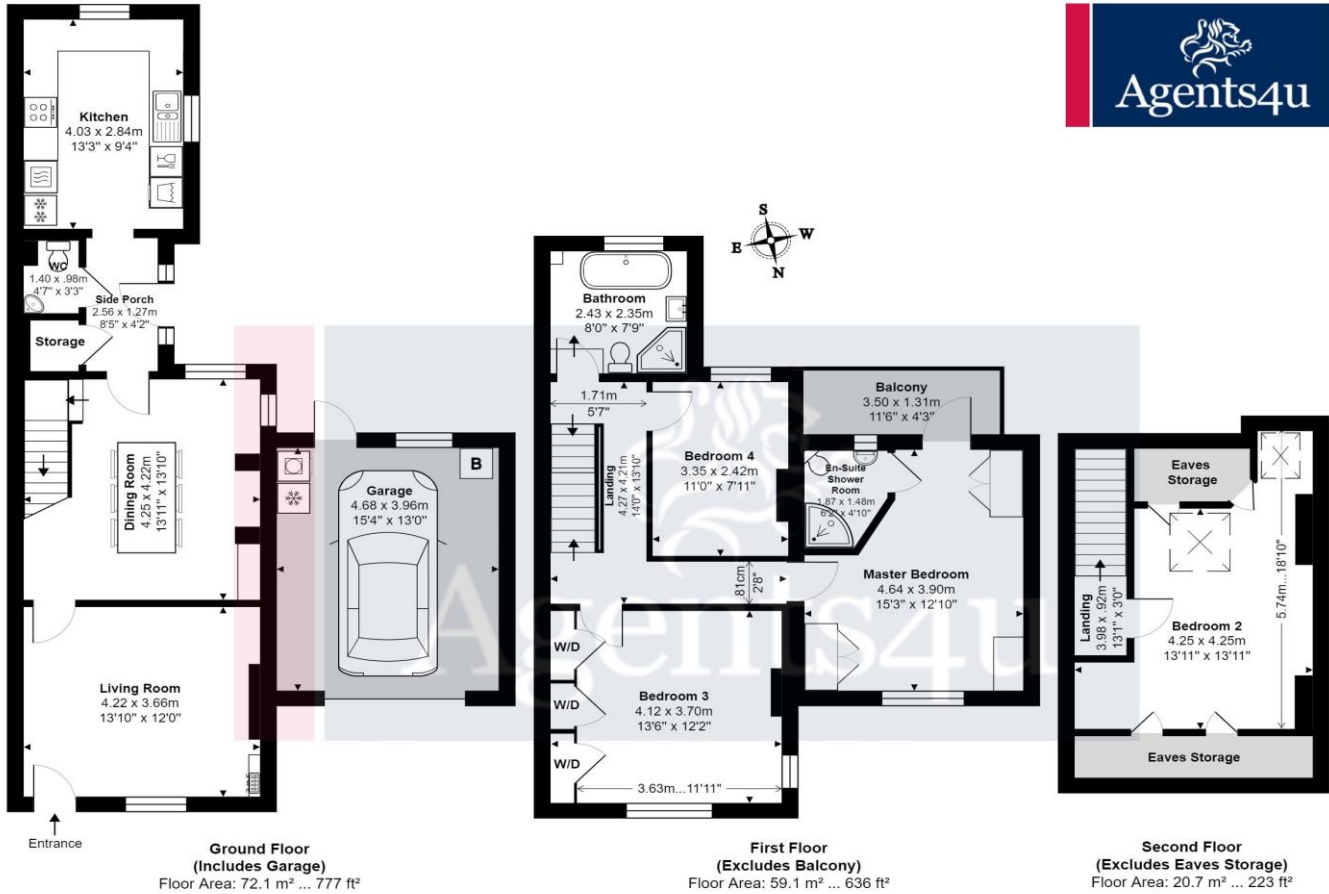
The driveway is fully block paved providing parking in front of the property and access to the garage. The area immediately in front of the garage is covered by an easement stating that it must be kept clear as this is a turning area for the four cottages.

To the rear of the property is a small garden area comprising lawn and paved area bounded by a wooden picket style fence.

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These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.





1 SANDFIELD TERRACE, SANDFIELD LANE, ACTON BRIDGE, NORTHWICH, CHESHIRE, CW8 2RH

Approximate Gross Internal Area: 151.9 m² ... 1635 ft² (Including Garage, excluding balcony, eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.



Energy performance certificate (EPC)	
Energy rating	D
Energy score	42
Property type	Mid terrace house
Total floor area	150 square metres

Rules on letting this property

Private landlords must let out if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

Energy rating and score

This graph shows this property's current and potential energy ratings.

Properties with a rating from A (best) to G (worst) and a score. The closer the rating, the better. The lower your energy bill, the more money you'll save.

Four properties in England and Wales with the average energy rating is D.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

Agents4u

PO BOX 399, Northwich, Cheshire, CW8 4WP

01606 892 333

mail@agents4u.co.uk

www.agents4u.co.uk

