



16 Pulford Road
Sandbach

£1,650 PCM



STEPHENSON BROWNE

16 Pulford Road, Sandbach CW11 2AF

£1,650 PCM

Available now in the semi-rural area of Arclid, Pulford Road presents an exceptional opportunity to acquire a modern, detached executive home. This immaculate four-bedroom residence is situated within a small development, offering a perfect blend of tranquility and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The large kitchen and dining area is a highlight, featuring integrated appliances and patio doors that lead seamlessly to a beautifully maintained garden, complete with a patio and lawn—ideal for quiet evenings. The living room is a true focal point, enhanced by a stunning electric fire and elegant bay windows that flood the space with natural light. Each of the four bedrooms is generously sized, with fitted wardrobes in some, ensuring plenty of storage. The home also includes two well-appointed bathrooms, catering to the needs of a modern family. Parking is a breeze with space for two vehicles, complemented by a double garage and a convenient utility room. The property has been recently redecorated to a high standard, making it move-in ready for its new owners. With excellent road links, including junction 17 of the M6 just a five-minute drive away, and the mainline railway stations of Sandbach and Holmes Chapel nearby, this home is perfectly positioned for both commuting and leisure. This is a rare opportunity to live in a high-quality home in a desirable location, combining modern living with the charm of the countryside.

ENTRANCE HALL

Stairs to first floor, tiled floor, under stairs storage, access to study, lounge kitchen and cloakroom.

CLOAKROOM

Window to the side elevation, low level wc and pedestal wash hand basin.

STUDY

7'2" x 6'4" (2.18 x 1.92)
Window to the front elevation, radiator.

LOUNGE

19'11" x 12'8" (6.07 x 3.85)
Walk in bay window to the front elevation, two radiators, feature living flame gas fire with stone surround, double doors leading into the dining room

DINING ROOM

9'3" x 7'10" (2.83 x 2.38)
Window to the rear elevation.radiator

ENTRANCE HALL.

Stairs leading to the first floor. Tiled floor with mat well.

CLOAKROOM.

Window to the side elevation, radiator. Low level wc, vanity wash hand basin, large under stairs storage cupboard.

STUDY.

7'2" x 6'4" (2.18 x 1.92)
Window to the front elevation, radiator.

LOUNGE.

19'11" x 12'8" (6.07 x 3.85)
Walk in bay window to the front elevation, two radiators, feature fireplace with living flame gas fire, double doors to the dining room.

DINING ROOM.

9'3" x 7'10" (2.83 x 2.38)
Window to the rear elevation, radiator.

BREAKFAST KIITCHEN

16'3" x 9'3" (4.96 x 2.83)
Window and French doors into the rear garden Tiled floor. Fitted with a modern range of base and eye level units. Integrated appliances include, dishwasher, fridge, 5 ring gas hob, double oven, microwave and extractor hood.

UTILITY ROOM

6'3" x 4'5" (1.90 x 1.34)
Door to rear, cupboard housing the gas fired central heating boiler, integrated freezer, single bowl single drainer stainless steel sink unit. Central heating controls.

LANDING

Loft access

MASTER SUITE

12'8" x 11'7" (3.87 x 3.52)
Window to the front elevation, radiator. Fitted wardrobes.

ENSUITE

Comprising large fully tiled shower, low level wc vanity wash hand basin. window to the side elevation.

BEDROOM TWO

13'11" x 11'2" (4.23 x 3.40)
Two windows to the front, radiator, fitted wardrobes.

BEDROOM THREE

10'0" x 9'1" (3.04 x 2.78)
Window to the rear elevation, radiator.

BEROOM FOUR

9'7" x 8'8" (2.93 x 2.63)
Window to the rear elevation, radiator.

BATHROOM

window to the rear elevation, pedestal wash hand basin, panelled bath with shower over and screen, low level wc. Heated towel rail.

DOUBLE GARAGE

Two up and over doors power and light.

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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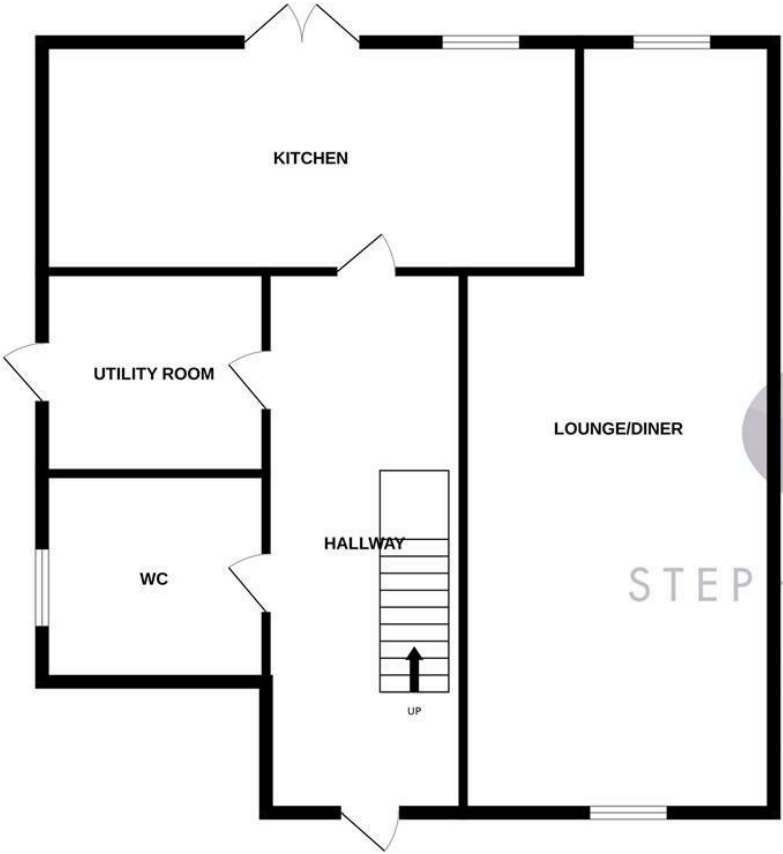
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GROUND FLOOR



1ST FLOOR



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