



**GASCOIGNE
HALMAN**

19 TEDDY GRAY AVENUE, SANDBACH

THE AREAS LEADING ESTATE AGENT



19 TEDDY GRAY AVENUE, SANDBACH

£525,000

One of the largest properties on this development, with a generous rear garden plot and beautifully presented throughout out.

Located on the outskirts of this popular development, a large detached freehold family home with a very generous and private rear garden.

With only three of this style house on the development, this stunning home offers ready to walk into accommodation, comprising of a large living room with media wall complete with shelving and lighting, a dining room with French doors opening to the garden along with a kitchen diner which also has doors to the garden. The kitchen is fitted with a range of modern units, integrated appliances and a quartz worktop which also forms a large breakfast bar. The units in the kitchen are mirrored in the utility room which also has space for appliances.

A cloakroom and downstairs wc are also located off the hallway.

To the first floor there are four generous double bedrooms, the master bedroom being a large suite with built in wardrobes, a Juliette balcony and an impressive five piece en-suite shower room. The main bathroom is also fitted with a four piece modern white suite.

The grounds of this property make it quite unique - a driveway to the front provides off road parking for three cars in front of the double garage, while the rear garden has been landscaped. Not overlooked at the rear, with fence boundaries, the paved patio area, steps down to a further patio area which then leads onto the large lawned garden.

A freehold property not to be missed.



DIRECTIONS

CW11 3AR - Teddy Gray Avenue, Sandbach

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, council tax band E

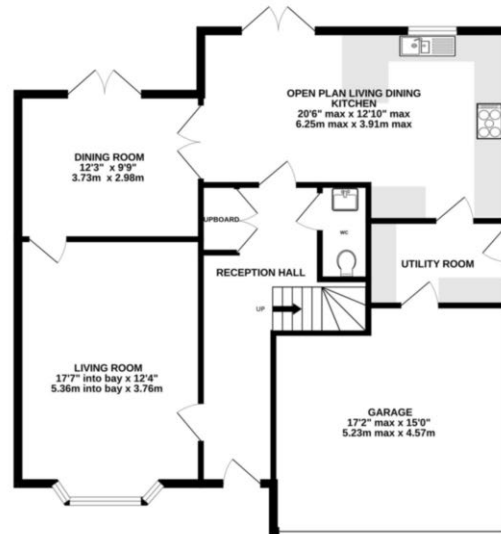
ENERGY PERFORMANCE RATING

EPC Rating: B

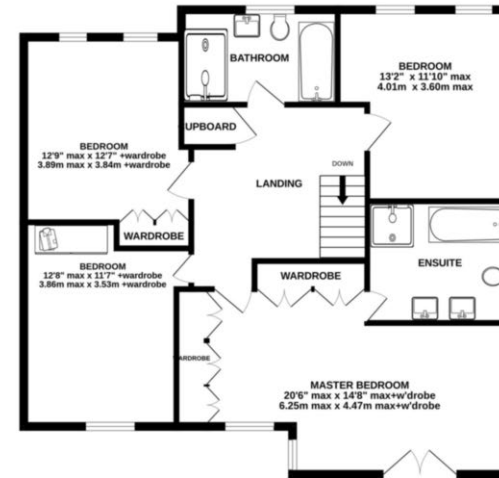
LOCATION

Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Sandbach High School and Sixth Form College having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 1970 sq.ft. (183.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**