



**GASCOIGNE
HALMAN**

5 TELFORD GARDENS, SANDBACH

THE AREAS LEADING ESTATE AGENT

| 415,000.00

A very well maintained and extended freehold detached family home set within a desirable quiet cul-de-sac.

Telford Gardens is a small cul-de-sac with just a handful of properties, just off Forge Fields.

Tastefully and immaculately presented throughout this family home offers plenty of space for a growing family.

The decorative Karndean flooring from the hallway flows through into the living room and garden room at the rear. Off the hallway is a very useful downstairs wc. There are two reception rooms immediately off the hallway - a dining room to the front, which could also make an ideal playroom if preferred, while the living room is at the rear of the property, off which is a very stylish latest addition of a vaulted ceiling garden room with doors opening to the garden. The kitchen is fitted with a range of solid units, with contrasting work surfaces which also form the seating area.

To the first floor there are four generous bedrooms, two of which have built in wardrobes, while the master bedroom has a three piece en-suite shower room. The main bathroom is also fitted with a three piece suite which incorporates a large walk in shower enclosure, this can easily be removed and replaced with a bath should a family prefer.

The driveway to the front provides off road parking, while the gardens to the front and rear are low maintenance. The rear garden, with its south westerly aspect, offers a great degree of privacy, with its timber shed, ample patio area for alfresco dining, along with evergreen shrubs along its borders.

This beautiful and well cared for home is certainly not going to disappoint.

DIRECTIONS

CW11 3RQ- Telford Gardens, Sandbach

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.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band E

ENERGY PERFORMANCE RATING

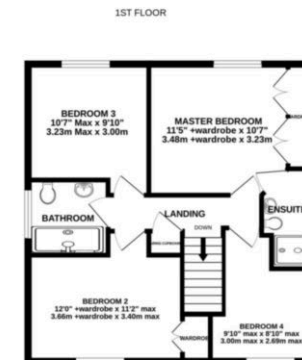
EPC Rating: D

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.



Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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