



**GASCOIGNE
HALMAN**

5 JEREMIAH WILKINSON DRIVE, SANDBACH

THE AREAS LEADING ESTATE AGENT

OFFERS IN EXCESS OF £450,000

A beautifully presented, modern detached family home in an enviable setting on this sought after development.

This stunning home has been enhanced by the current owners to present a turnkey ready freehold family home.

Providing a combination of high specification and contemporary living, this particular property has been completely redecorated throughout and has the benefit of a refitted kitchen with integrated appliances and quartz worksurfaces both of which are mirrored in the utility room.

Approached off the block paved entrance onto Jeremiah Wilkinson Drive, the tarmac driveway providing off road parking, gravel borders and low maintenance astro turf, ideal to accommodate the lives of a busy family. Off the welcoming hallway with the downstairs wc, the living room has a large bay window overlooking the front, while part of the garage has been boarded internally to create another useful room such as a home office or games room along with an alcove to house an American style fridge freezer.

The living dining kitchen has doors leading to the rear garden while the utility room has a great utility cupboard just off, which provides plenty of storage.

To the first floor there are four double bedrooms, the master bedroom and bedroom two both having en-suite shower rooms, the master also having built in wardrobes with sliding doors while bedroom two has a cupboard over the stair recess, set out with a hanging rail and shelving. The family bathroom is fitted with a three piece suite.

The rear south westerly facing garden has been landscaped with beautiful tile patio area, covered gazebo for alfresco dining throughout the year, raised tiled borders with a good selection of mature shrubs, trees and plants to offer an array of colour throughout the year along with a great degree of privacy. Finished off with astro turf to ensure that time is spent enjoying the afternoon and evening sunshine.

A freehold property which must be viewed

DIRECTIONS

CW11 3SY - Jeremiah Wilkinson Drive, 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

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

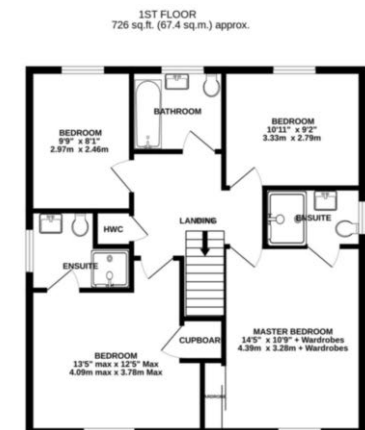
Cheshire East, Council tax band E

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

B



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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