



**GASCOIGNE
HALMAN**

63 ABBEY ROAD, SANDBACH

THE AREAS LEADING ESTATE AGENT

| £399,950

A beautifully presented and extended traditional style semi-detached home set back on one of Sandbach's most desirable roads, with a generous rear garden and ample off road parking

What a stunning home.

A double storey rear extension has created substantial living accommodation in this tastefully presented home.

Retaining many of its character features, the ground floor accommodation is approached off the spacious hallway with the staircase to the first floor. To the front, the living room has a large bay window along with a feature fireplace with gas fire.

The heart of the home has to be the open plan living dining kitchen to the rear. The family area forms part of the extension, with doors opening to the garden and two Velux roof windows to flood this space with ample natural light. The kitchen diner itself is fitted with a range of modern units along with a complementing bespoke work surface over which is mirrored on the hearth of the log burning stove. Off the kitchen, there is a useful utility room and a downstairs wc.

To the first floor there are three bedrooms, bedrooms one and two both have a range of built in wardrobes, while the bathroom, which also forms part of the extension, is fitted with a four piece white suite which includes a free standing bath and a large walk in shower enclosure.

The exterior of this home is equally as impressive. Set back off Abbey Road behind a deep grass verge, the blockpaved driveway provides ample off road parking, while a gate from the drive leads to the rear garden. A large timber construction can either offer an ideal home office with its own window, power connection and Wi-Fi access, or just plenty of storage, while the garden itself is mainly laid to lawn with fence and hedge boundaries, green house and a vegetable patch.

A freehold traditional semi-detached home in the most desirable location.

DIRECTIONS

CW11 3HA - Abbey Road, 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 C

ENERGY PERFORMANCE RATING

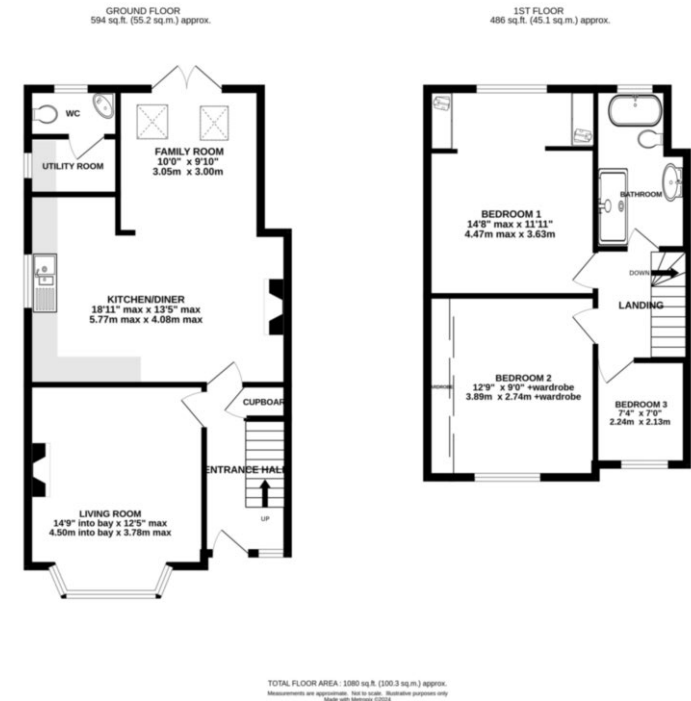
EPC Rating: D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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



HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

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.