

163 Crewe Road, Sandbach, CW11 4PA



Welcome to this delightful mid-terrace Victorian house on Crewe Road in Sandbach.

As you step inside, you are greeted by two warm and inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The bay window in the lounge floods the room with natural light, creating a bright and airy atmosphere.

The property also features a practical utility room, ensuring that household chores are a breeze.

This lovely home comprises two spacious double bedrooms, along with a four-piece family bathroom providing ample space.

Outside, Convenience is key with a detached garage and off-road parking, a secure and enclosed courtyard in addition to private rear garden.

The property is walking distance to the town centre, close to local amenities and transport links!

Whether you're a first-time buyer, a growing family, or on the lookout for an investment property this is an opportunity not to be missed!

NO ONWARD CHAIN!

£189,999

Cheshire Property

2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance door to:

Hallway

With tiled floor, radiator, ceiling light point, decorative coving, doors to Lounge and Dining Room, stairs to first floor.

Lounge 13' 8" x 10' 7" (4.16m x 3.22m)

With Adam style fire surround housing gas pebble effect fire (not working for decorative use only), radiator, double glazed bay window to the front elevation, ceiling light point, dado rail, coving to ceiling, part glazed doors to:



Dining Room 12' 1" x 10' 11" (3.68m x 3.32m)

With ceiling light point, decorative coving, dado rail, double opening doors to Utility Area, door to Kitchen and concertina style door to under stairs store.



Kitchen 8' 10" x 6' 11" (2.69m x 2.11m)

With range of base, eye and drawer units in cream high gloss with contrasting wood effect work surface and upstand, stainless steel sink unit with mixer taps over, integrated Neff oven and four ring hob with glazed splash-back, extractor hood and light above, integrated Baumatic microwave, integrated fridge and cupboard housing wall mounted boiler, UPVC double glazed window to rear, ceiling light point.



Utility Area

Range of units in cream high gloss with wood effect work surface, Space and plumbing for washing machine, tiled floor, light, part glazed door to Kitchen, door to rear courtyard.



Bathroom 8' 10" x 7' 3" (2.69m x 2.21m)

With four-piece suite comprising tiled shower cubicle with wall mounted Mira shower, bath, low level w.c., pedestal wash hand basin, frosted double glazed window to rear, ceiling light point, ladder towel rail.



Landing

Doors to both bedrooms and bathroom off, ceiling light point, loft access.

Bedroom One 14' 1" x 11' 10" (4.29m x 3.60m)

With UPVC double glazed window to front elevation, radiator, ceiling light point.



Bedroom Two 12' 1" x 8' 3" (3.68m x 2.51m)

With UPVC double glazed window to rear elevation, radiator, ceiling light point.



Externally

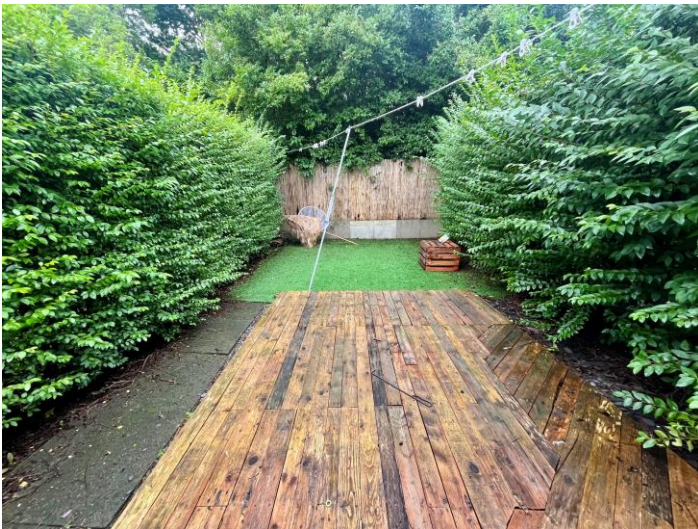
Front

To the front of the property there is a gated access to front courtyard.

Rear

To the rear of the property there is a small courtyard with gated access, parking space in front of a Detached Garage. To the rear of the garage there is a further patio area.





EPC- TBC
Council Tax- B
Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



