

80 Oldfield Road, Sandbach, CW11 3LX



Nestled in a quaint cul-de-sac on Oldfield Road, Sandbach, this beautifully extended and renovated semi-detached house presents an exceptional opportunity for modern living. Upon arrival, you are greeted by an enclosed porch featuring a stylish composite front door, complemented by two floor-to-ceiling windows that flood the entrance with natural light.

The ground floor is designed for comfort and versatility, boasting two inviting reception rooms. The dual-aspect lounge, complete with a charming log burner, creates a warm and cosy atmosphere, perfect for those chilly evenings. The spacious kitchen, finished in sleek gloss white with striking black work surfaces, includes a breakfast bar and underfloor heating. This kitchen seamlessly flows to the second reception room, which can serve as a snug, dining area, or home office. The room is enhanced by two sets of bi-folding doors that open onto a decked area, shaded by a bespoke custom-built pergola, ideal for outdoor entertaining.

Ascending to the first floor, you will discover two generously sized bedrooms and a family bathroom. The landing provides access to a boarded and insulated loft, complete with a loft ladder for added convenience. The primary bedroom, overlooking the front, is bathed in light from two windows and features built-in wardrobes. The second bedroom impresses with bi-folding doors leading to a Juliet balcony, offering lovely views of the rear garden, along with underfloor heating for added comfort. The family bathroom is a four-piece suite, fully tiled and equipped with underfloor heating, ensuring a warm and inviting atmosphere.

Externally to the front is driveway parking for up to two vehicles.

Gated access leading to the rear with patio, sizable lawn and decking area, detached garage with plumbing and power, in addition to a shed and summer house!

OIRO £245,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance

Enclosed porch, composite front door with glazed panel, two Upvc double glazed floor to ceiling windows to each side.



Kitchen 13'10 x 11'05

Range of base, wall, and drawer units in gloss white with contrasting black worksurfaces over, breakfast bar, belling range cooker with cooker hood over, 1 ½ sink bowl with drainer, space for dishwasher, space for fridge freezer, Upvc double glazed floor to ceiling window to rear elevation and underfloor heating.



Lounge 13'10 x 10'04

Dual aspect with Upvc double glazed window to front elevation, Upvc double glazed floor to ceiling window to rear elevation, coving to ceiling, log burner with exposed brick surround and oak mantal.



Snug 13'08 x 8'07

Dual aspect with two sets of bi-folding doors opening to the side and rear, tall feature radiator and underfloor heating.





Stairs to first floor landing

Glass panel banister, radiator, and loft access- boarded and insulated with ladders.

Bedroom One 13'11 x 10'06

Two Upvc double glazed windows to front elevation, built in wardrobes, airing cupboard housing combi boiler and radiator.



Bedroom Two 13'07 x 13'08 (narrowing to 13'07 x 8'07)

Bi-folding doors opening to a Juliet balcony overlooking the rear garden, ceiling light fan, tall feature radiator and under floor heating.



Bathroom

Four-piece suite comprising enclosed shower unit with mains fed shower over, vanity wash hand basin, low level WC and standalone bath, ladder towel rail, tiled from floor to ceiling with underfloor heating.



Externally

To the Front- Tarmac drive suitable for 2/3 vehicles, lawn, and gated access to the rear.

To the Rear- Patio area, generously sized lawn, shed, bespoke custom built summer house and pergola sat on a decked area.

Detached Garage- Power and Plumbing! With low level WC, sink unit, washing machine, electric shower and ample storage!



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.



