

# 541 Crewe Road Sandbach, CW11 3RZ



Nestled on Crewe Road in the charming village of Wheelock, this delightful mid-terrace cottage presents an excellent opportunity for first-time buyers or savvy investors seeking a promising rental property.

The home boasts two well-proportioned bedrooms and a family bathroom located on the upper floor. On the ground floor, you will find a welcoming lounge that exudes warmth and character, perfect for unwinding after a long day. The kitchen diner is a fantastic space that leads through to the garden room that offers a versatile area that can be used as a study, playroom, or simply a serene spot to enjoy the views of the garden.

The property features a sizable garden to the rear, providing ample outdoor space. Furthermore, the convenience of driveway parking adds to the appeal, ensuring that you have a designated space for your vehicle.

This quaint cottage is not only a lovely home but also represents a sound investment opportunity in a desirable location. With its charming features and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this delightful property!

## Offers Over £175,000

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

**Entrance**

Composite double glazed front door.

**Hallway**

Stairs to first floor, smoke detector, radiator.

**Lounge 14'1" x 11'5"**

Decorative exposed brick fireplace, double glazed window to front elevation, radiator, understairs storage area.



**Kitchen/Dining Room 14'10" x 9'1"**

Fitted with wall, base and drawer units, one and a half bowl stainless steel sink unit, tile splashbacks, built-in oven, electric hob, extractor fan, tiled floor, radiator, plumbing for washing machine, space for table and chairs.



**Garden Room 11'1" x 8'10"**

Double glazed door and window to rear elevation, radiator, tiled floor.



**Landing**

Smoke detector and doors to;



**Bedroom One 14'0" x 11'9" widening to 15'0"**

Double glazed window to front elevation, cupboard housing central heating boiler, radiator.



**Bedroom Two 8'6" x 9'2"**

Double glazed window to rear elevation, (fire escape) radiator.



**Bathroom**

Double glazed window to rear, low level WC, pedestal wash hand basin, panelled shaped bath, electric shower over, vinyl floor, radiator.



**Externally**

**To the front** -Off Road Parking

**To the rear** -There is a seating area and long garden mainly laid to lawn with a selection of shrubs & bushes, Panel fencing.



**EPC – C**

**Council Tax – A**

**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.





