

## 5 Lawrence Close, Sandbach, CW11 3GY



Nestled in the quiet cul-de-sac of Lawrence Close in Elworth, this delightful two-bedroom mid-mews house, built in 1995, presents an excellent opportunity for first-time buyers or those seeking to enhance their investment portfolio!

The property boasts a welcoming hallway that leads into a well-appointed kitchen.

The spacious lounge, enhanced by large windows and a composite door to the rear garden, invites an abundance of natural light, creating a warm and inviting atmosphere.

The accommodation comprises two generously sized bedrooms, providing ample space for relaxation and rest, alongside a family bathroom that caters to all your needs.

Outside, the property is complemented by driveway parking in addition to a detached garage that offers valuable storage options, making it easy to keep your living space clutter-free!

An opportunity not to be missed, book your viewing today!!

### **OIRO £170,000**

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



**Entrance**

Open porch, decorative glazed front door into hallway with coving to ceiling, radiator and internal doors to;



**Kitchen 8'05 x 7'09**

Upvc double glazed window to front elevation, coving to ceiling, range of base, wall and drawer units, stainless steel sink unit, built in electric oven, gas hob with cooker hood over, space for fridge/freezer, space and plumbing for washing machine, tiled splashback, boiler.



**Lounge 15'05 x 11'10**

Upvc double glazed window to rear elevation, composite glazed door leading to the rear garden, coving to ceiling, radiator, and stairs to first floor.



**Bedroom One 11'11 x 11'10**

Upvc double glazed window to rear elevation and radiator.







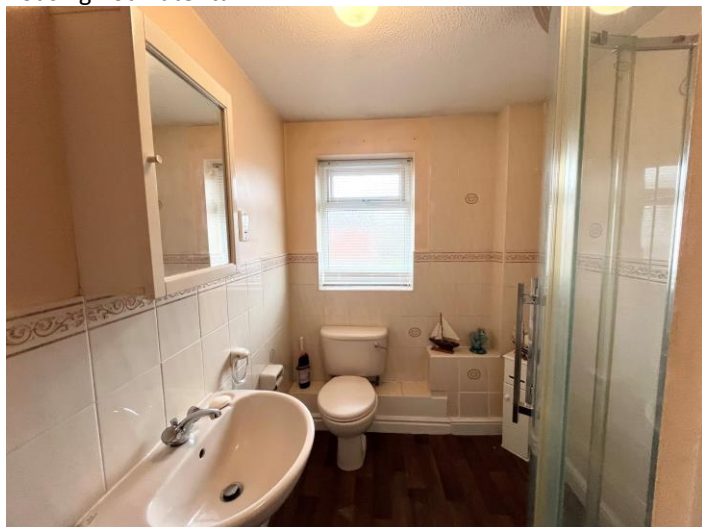
**Bedroom Two 12'01 x 5'10**

Upvc double glazed window to front elevation, radiator, and loft hatch.



**Bathroom**

Upvc double glazed obscured glass window to front elevation, low level wc, pedestal wash hand basin, enclosed shower unit with mains fed shower over, part tiled walls and airing cupboard housing hot water tank.



**Externally**

**To the Front-** Tarmac Driveway for 1-2 vehicles

**To the Rear-** Patio area with bedding boarders, fenced to each side with steps up to a raised lawn.

**Detached Garage-** up and over door, power, and light.



**EPC- C**

**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.





