

16 Masefield Way, Sandbach, CW11 3ZJ



Nestled in the charming area of Masefield Way, Ettiley Heath, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience.

The property boasts three generously sized double bedrooms, including a master suite with an ensuite bathroom, ensuring ample space for relaxation and privacy. In addition to the ensuite, there is a well-appointed family bathroom, catering to the needs of the household.

The heart of the home features three inviting reception rooms, providing versatile spaces throughout.

In addition to a lovely conservatory to the rear, allowing for an abundance of natural light and a seamless connection to the outdoors. The well-equipped kitchen, complete with a utility room, is ideal for culinary enthusiasts and practical for everyday living.

Outside, the property is complemented by a block-paved driveway, offering ample parking along with side gate access to the rear garden. The garden is a delightful retreat, laid to lawn with a patio area.

Situated within the catchment area for local schools and conveniently close to Sandbach train station, this home is ideally located for families and commuters alike.

This property presents an excellent opportunity for those seeking a spacious and well-appointed family home in a desirable location.

£275,000

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

Entrance

Upvc double glazed door into hallway with Upvc double glazed window to side elevation, radiator and doors to;

Study 9'9 x 8'1

Coving to ceiling, Upvc double glazed window to front elevation and radiator.



Kitchen 11'5 x 9'00

Range of base, wall and drawer units in shaker style, tiled splashback, built in oven, gas hob and cooker hood over, stainless steel sink unit, integrated dishwasher integrated under counter fridge, understairs storage cupboard, Upvc double glazed window to rear elevation, Upvc double glazed obscured glass window to side elevation, Upvc double glazed obscured glass door to side elevation and radiator.

Lounge 14'1 10'9

Coving to ceiling, Upvc double glazed window to front elevation, dado rail, gas fire with marble effect surround and hearth, radiator.



Dining Room 10'1 x 8'1

Coving to ceiling, dado rail, radiator and patio doors leading to conservatory.



Utility 8'1 x 6'1

Continuation of kitchen units, worktops and tiled splashback, stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, radiator, and boiler.



Conservatory 15'2 x 9'3

Upvc double glazed windows to sides and rear, Upvc double glazed French doors leading out to rear garden and radiator.



Stairs to first floor

Upvc double glazed obscured glass window to side elevation, dado rail, loft access (boarded with ladder), airing cupboard housing hot water cylinder.

Bedroom One 14'7 x 10'11

Upvc double glazed window to rear elevation.



Ensuite

Upvc double glazed obscured glass window to rear elevation, part tiled walls, enclosed shower unit with mains fed shower over, pedestal wash hand basin, low level WC, ladder towel rail and extractor fan.

Bedroom Two 13'7 x 9'2

Upvc double glazed window to front elevation and radiator.



Bedroom Three 10'00 x 7'10

Upvc double glazed window to front elevation and radiator.



Bathroom

Upvc double glazed obscured glass window to rear elevation, corner bath, low level wc, pedestal wash hand basin, part tiled walls, radiator and extractor fan.



Externally

To the Front-Block paved driveway for 2/3 vehicles.

To the Rear- Patio, laid to lawn with borders around, fenced to all sides and gated access to the front.



EPC- tbc

Council Tax- D

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.



