

23 Comma Road Sandbach Cheshire CW11 4AE



Nestled on Comma Road in the charming town of Sandbach, this well-presented semi-detached house offers a delightful family home with ample space and modern conveniences.

The property is ideally located within the J17 development, providing easy access to the town centre and the M6 Motorway, making it perfect for commuters and families alike.

Upon entering, you are welcomed by a spacious hallway that leads to a convenient guest WC.

The kitchen comes equipped with built-in appliances. The generous lounge and dining room is bathed in natural light, thanks to the French doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

The first floor boasts four bedrooms. The master bedroom features its own en-suite shower room.

A family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Externally, the property benefits from a walled garden laid to lawn, with side gate access to the driveway at the rear.

This home is offered with NO UPWARD CHAIN!

Book your Viewing Today!

£280,000

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

Entrance

Double-glazed door to the front elevation. Tiled flooring throughout with double glazed window to the side elevation. Cloaks cupboard housing consumer unit and stairs to the first floor. Downlighters, smoke detector and alarm control panel.



Guest WC

Low level WC, pedestal wash hand basin and tiled flooring. Extractor fan, downlighters and radiator.

Lounge L Shaped

Lounge Area (15'2" x 9'10")

Dining Area (11'5" x 8'6")

Spacious open plan lounge / dining room with double-glazed French doors and side panels to the rear garden. Two radiators and ceiling light points. Understairs store cupboard.



Kitchen (13'7" x 8'1")

Fitted with a range of wall, base, and drawer units with work surface over and upstands. Stainless steel sink unit, integrated dishwasher, fridge freezer and washing machine. Oven, gas hob with glass splashback, stainless steel extractor fan. Double-glazed window to the front elevation, tiled flooring, radiator, and wall mounted gas fired central heating boiler housed in a cupboard.



First Floor Landing

Double-glazed window to the side elevation, storage cupboard and loft access.

Master Bedroom (10'9" x 8'3" excluding wardrobe)

Double-glazed window to the rear elevation.



En-suite

Double shower enclosure, low level WC and pedestal wash hand basin. Extractor fan, radiator, downlighters and wood effect laminate flooring.

Bedroom Two (10'9" x 8'3")

Double-glazed window to the front elevation and radiator.



Bedroom Three (10'4 x 6'6")

Double-glazed window to the front elevation, radiator, and ceiling light point.



Bedroom Four

Double-glazed window to the rear elevation, radiator, and mirror front wardrobes.



Family Bathroom

Panel bath with shower over and screen. Pedestal wash hand basin, low level WC and downlighters. Extractor fan and radiator.



Exterior

Lawn rear garden enclosed by brick wall & panel fencing.



EPC- B
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.



