

8 Gibson Crescent, Sandbach, CW11 3HW



Gibson Crescent, Sandbach, this beautifully presented three-bedroom semi-detached home features a dual aspect lounge/diner, complete with a cosy log burner and stunning herringbone style flooring, creating an inviting atmosphere for both relaxation and entertaining.

The well-appointed shaker-style kitchen is a delight, featuring a breakfast bar and French doors that open seamlessly to the rear garden, allowing for an abundance of natural light.

The home boasts two generously sized double bedrooms, alongside a good-sized third bedroom, making it ideal for families or those seeking extra space.

The modern family bathroom is tastefully designed, ensuring convenience and comfort.

Step outside to discover a south-facing, private rear garden that backs onto a playing field.

The garden is complemented by decking, a well-maintained lawn, and raised beds, along with a large storage shed and log store.

To the front, a stone driveway accommodates up to four vehicles, offering ample parking for residents and guests alike.

The property is conveniently located close to local amenities and falls within the catchment area for reputable schools, making it an excellent choice for families.

This delightful home is not to be missed, be quick to secure your viewing!!

£250,000

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

Entrance

Upvc double glazed obscured glass door into hallway with Upvc double glazed obscured glass window to the side elevation, understairs storage and radiator.



Lounge 22'05 x 12'06

Dual aspect with two Upvc double glazed windows to the front and rear elevation, log burner with natural oak mantle over, two radiators and elegant herringbone style flooring.



Kitchen 16'11 x 9'01

Fitted with a range of base, wall and drawer units, shaker style, breakfast bar, built in oven and microwave, space and plumbing for washing machine, dishwasher and space for fridge freezer, radiator, two Upvc double glazed windows to the side elevation, Upvc double glazed French doors leading to the rear garden.



Stairs to first floor landing

Upvc double glazed obscured glass window to the side elevation, loft access- insulated and boarded, storage cupboard and doors to;



Bedroom One 13'04 x 9'10

Upvc double glazed window to the front elevation and radiator.



Bedroom Two 10'10 x 8'09

Upvc double glazed window to the rear elevation and radiator.



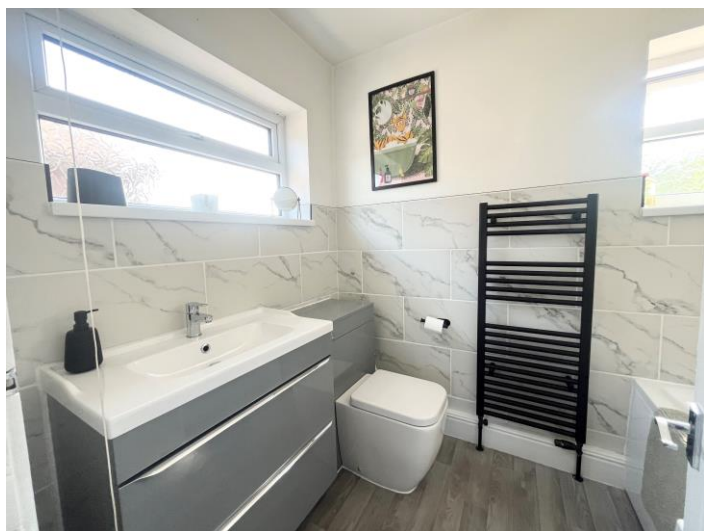
Bedroom Three 8'09 7'11

Upvc double glazed window to the front elevation, over stairs storage cupboard housing combi boiler, radiator.



Bathroom

Two Upvc double glazed obscured glass windows, L shaped bath with electric shower over, vanity sink unit with low level WC, partially tiled walls, and ladder towel rail.



Externally

To the front- Stone driveway suitable for up to four vehicles

To the Rear- South facing, Decking area, laid to lawn with raised beds, fenced to all sides, shed and log store.



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.



