

11 Pine Grove Sandbach, CW11 4JJ



Welcome to Pine Grove

Tucked away in a peaceful cul-de-sac, this beautifully renovated two-bedroom semi-detached dormer bungalow blends contemporary style with a serene setting.

Thoughtfully updated throughout, the property features:

- Freshly re-plastered walls and ceilings
- Stylish new lighting and modern flooring
- Solid oak internal doors
- Upgraded radiators and a new energy-efficient boiler
- A brand-new, fully fitted kitchen

Outside, enjoy the convenience of driveway parking, a detached garage, and a private, low-maintenance rear garden—perfect for relaxing or entertaining.

Ideally situated within walking distance of Sandbach town centre and with easy access to the M6 motorway, this bright and spacious home offers the perfect mix of comfort, style, and connectivity.

£275,000

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

Entrance Hall

Welcoming UPVC double-glazed obscured glass front door with matching side panel opens into a spacious, light-filled hallway. Features include a bespoke desk area, newly laid vinyl flooring, and freshly plastered and decorated walls. Elegant new oak internal doors lead to the rest of the home.



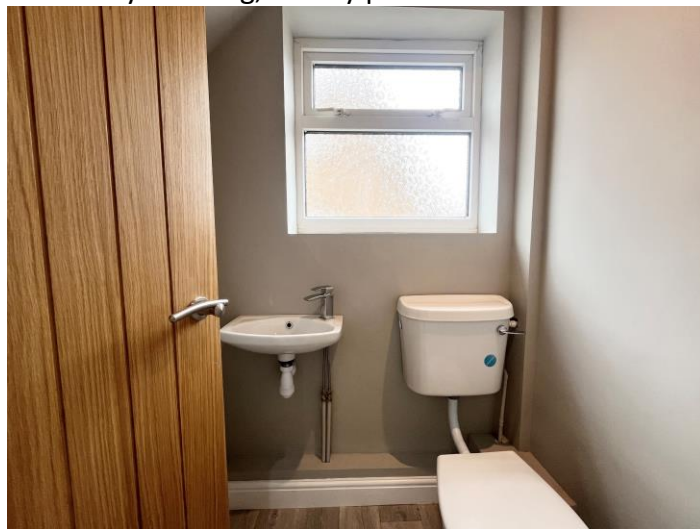
Lounge – 15'03 x 10'10

A bright and cozy space with a large UPVC double-glazed bow window to the front elevation. Includes a stylish stone and marble-effect fireplace with gas fire, newly laid carpet, and fresh plaster and décor.



Guest WC

UPVC double-glazed obscured window to the side, modern wash hand basin and low-level WC. Newly fitted vinyl flooring, freshly plastered and decorated.



Kitchen/Diner – 20'07 x 10'08

Beautifully presented and brand-new shaker-style fitted kitchen with a comprehensive range of base, wall, and drawer units. Includes new built-in oven, four-ring gas hob with cooker hood, integrated fridge freezer and dishwasher, with plumbing and space for a washing machine. Stainless steel sink with drainer, new vinyl flooring, fresh décor, oak internal doors, large storage cupboard, and UPVC double-glazed window. Newly installed patio doors open to the rear garden, and an obscured glass door leads to the conservatory.





Conservatory

A bright and versatile space with UPVC double-glazed windows to all sides and sliding patio doors leading to the rear garden. Houses a new Glow-worm combi boiler.



Stairs & Landing

Featuring a UPVC double-glazed window to the side, newly laid carpet, fresh plaster and decoration, and oak doors accessing all rooms.

Bedroom One – 16'06 x 10'11

Spacious dual-aspect double bedroom with UPVC double-glazed windows to front and rear elevations, eaves storage, new carpet, and immaculate décor.



Bedroom Two – 9'03 x 7'08

Comfortable second bedroom with UPVC double-glazed window to the rear, eaves storage, loft access, new carpet, and fresh decoration.



Bathroom

Modern bathroom with UPVC double-glazed obscured window to the front. Features part-tiled walls, chrome ladder towel rail, pedestal basin, low-level WC, and enclosed shower unit with mains-fed shower. New vinyl flooring and fresh finishes throughout.



Externally

Front Garden & Driveway

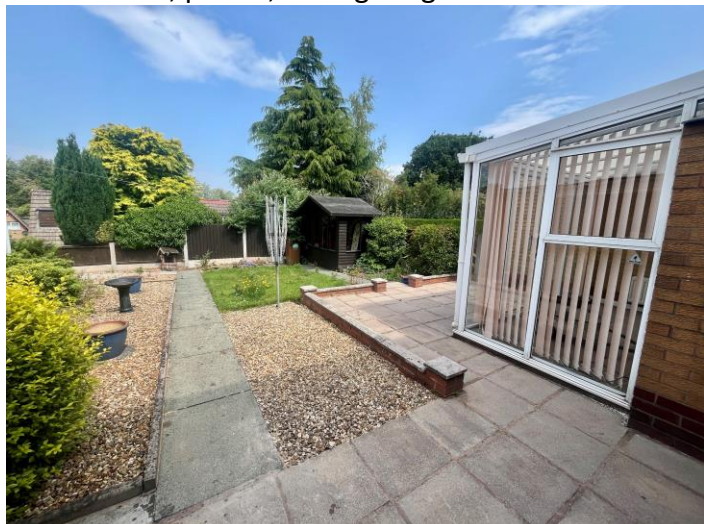
Generous driveway with parking for 3–4 vehicles, low-maintenance stone area with bedding borders, offering potential for additional parking if required.

Rear Garden

Low-maintenance and well-designed with paved patio area, lawn, pathway, and fenced boundaries. Includes shed and access to detached garage.

Detached Garage

Fitted with an up-and-over door, UPVC double-glazed side window, power, and lighting.



EPC- C

Council Tax- C

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.



