

Shandy House, 22A The Avenue, Blythe Bridge, ST11 9PY



Stunning 3-Bedroom Family Home with Garage & Garden

This beautifully presented three-bedroom detached home offers spacious and well-appointed living throughout. Located in a desirable residential area, the property features a welcoming entrance hall, generous dual-aspect lounge with bay window and patio doors, and a separate dining area flowing into a modern fitted kitchen with integrated appliances.

A practical utility room and guest WC complete the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, including a stylish main bedroom with fitted wardrobes and en-suite, plus a contemporary family bathroom.

Externally, the home benefits from a block-paved driveway for 2–3 vehicles, a detached garage with power and lighting, and a private rear garden with artificial lawn, patio area, and mature hedging. To the rear, the property backs onto residential playing fields, providing a peaceful, non-overlooked outlook and excellent privacy.

Perfect for families or professionals alike, this property combines comfort, convenience, and modern living.

Offers Over £280,000

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

Entrance Hall

Welcoming entrance via a composite front door with obscured decorative glass panels. Features include a radiator, consumer unit, decorative vinyl tile-effect flooring, and internal doors leading to the main living areas.



Lounge – 16'3 x 10'4

A spacious dual-aspect lounge with a UPVC double-glazed bay window to the front and patio doors opening to the rear garden. Includes a gas fire with a marble-effect surround and mantel, two radiators, and two wall lights, offering a bright and comfortable living space.



Dining Room – 9'2 x 8'0

UPVC double-glazed window to the front elevation, feature decorative wood panelling to one wall, radiator, and open archway through to the kitchen.



Kitchen – 9'10 x 7'10

Modern fitted kitchen with a range of base, wall, and drawer units. Includes integrated fridge freezer, dishwasher, built-in oven with gas hob and cooker hood. Tiled splashbacks, 1½ composite sink unit with drainer, UPVC double-glazed window to rear elevation, and radiator.



Utility Room 6'6 x 6'1

Practical utility area with UPVC double-glazed obscured glass door leading to the rear garden. Features space and plumbing for a washing machine and tumble dryer, additional cupboard space and work surfaces, stainless steel sink unit with drainer, and tiled splashback.

Guest WC

Comprising a low-level WC, vanity wash hand basin, and radiator.

First Floor

Landing

With UPVC double-glazed window to the rear, loft access (partially boarded), radiator, and doors to all bedrooms and bathroom.

Bedroom One – 10'6 x 10'6

Double bedroom with UPVC double-glazed window to the rear, fitted high gloss wardrobes and storage cupboards, and radiator.



En-Suite

Includes an enclosed shower unit with electric shower, vanity wash hand basin, low-level WC, UPVC double-glazed obscured window, partially tiled walls, chrome ladder towel rail, and shaving point.

Bedroom Two 9'2 x 6'11

UPVC double-glazed window to the front elevation and radiator.



Bedroom Three 10'0 x 6'9

UPVC double-glazed window to the rear elevation and radiator.



Family Bathroom

Fully tiled suite comprising panel bath with electric shower over, pedestal wash hand basin, and low-level WC. Features UPVC double-glazed obscured window and chrome ladder towel rail.



Externally

Front

Attractive block-paved driveway providing off-road parking for 2–3 vehicles. Timber-framed porch with slate roof, and established bedding borders with a variety of shrubs and bushes.

Rear Garden

Low-maintenance rear garden with artificial lawn, paved patio area, and a pathway leading around the property. Mature hedgerow to the rear offers added privacy.

Detached Garage

With up-and-over door, power, and lighting.



EPC- TBC

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.



