

4 Wisdom Walk, Sandbach, CW11 3SA



Beautifully Presented Three-Bedroom Townhouse Overlooking Green Space – Elworth, Sandbach

Situated in the heart of Elworth, this spacious three-bedroom mid-townhouse enjoys a stunning outlook over a picturesque green space and is conveniently located within walking distance of Sandbach train station and within catchment for sought-after local schools.

Set across three well-designed floors, the ground floor features a stylish, well-appointed kitchen, a guest WC, and ample storage.

The bright and spacious open-plan living/dining area opens out to the rear garden through French doors, with direct access to the driveway and detached garage.

The first floor offers two generously sized double bedrooms and a modern family bathroom. The second floor is home to an impressive primary suite, complete with skylights, a walk-in wardrobe/dressing area, and a private ensuite shower room.

The property has recently benefited from refreshed décor and new flooring throughout, offering a turnkey opportunity for prospective buyers.

Offers Over £230,000

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

Entrance

Composite front door with obscure glass insert, opening into:

Hallway

Featuring coving to ceiling, a storage cupboard, radiator, and doors leading to:



Guest WC

Comprising low-level WC, vanity wash hand basin, radiator, UPVC double glazed window to front elevation, consumer unit, and extractor fan.

Kitchen – 12'09" x 6'02"

UPVC double glazed window to the front elevation with views over green space. Fitted with a range of base, wall, and drawer units with complementary work surfaces. Includes a 1½ stainless steel sink unit with drainer, built-in oven, gas hob with extractor hood over. Space and plumbing for a washing machine, space for a dishwasher or tumble dryer, and space for a fridge freezer. Part tiled walls.



Lounge – 16'03" x 13'03"

Bright and spacious, with UPVC double glazed French doors to the rear garden, flanked by side windows. Coving to ceiling, understairs storage cupboard, radiator, and an electric fire with a decorative wooden mantel.



First Floor Landing

Stairs rise from the ground floor.

Bedroom Two – 13'02" x 11'06"

UPVC double glazed window to rear elevation, radiator, newly fitted carpet and décor.



Bedroom Three – 13'02" x 11'00"

UPVC double glazed window to front elevation, radiator, newly fitted carpet and décor.



Family Bathroom

Panelled bath with tiled splashback, vanity unit with inset sink, low-level WC, wall-mounted mirrored vanity cabinet, chrome ladder-style towel rail, shaving point, and extractor fan.



Second Floor

Primary Suite – 13'04" x 12'11" narrowing to 13'04" x 9'07"

UPVC double glazed window to front elevation, airing cupboard housing hot water tank, newly laid carpet and modern décor. Archway to:



Walk-In Wardrobe / Dressing Area – 10'04" x 6'03"

With skylight, loft access (boarded with pull-down ladder), radiator, and newly laid carpet.



En-suite Shower Room

Low-level WC, vanity wash hand basin, enclosed fully tiled shower unit with mains-fed shower, chrome ladder towel rail, skylight, and built-in storage cupboard with shelving.



Externally

Front – Paved pathway, outdoor tap, planted bedding borders, overlooking a beautifully maintained green space.

Rear – Paved patio and pathway, lawn with bedding borders, enclosed by fencing with gated access leading to:

Driveway & Garage

Garage with up-and-over door, power, and lighting.



EPC- C

Council Tax- D

Tenure- Leasehold

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.



