

25 Oakmere Close, Sandbach, CW11 1WN



Spacious Three-Bedroom Family Home with Garage & Ample Parking

Welcome to this well-presented and generously proportioned three-bedroom semi-detached home, offering versatile living space, modern comforts, and a private rear garden. Situated in a sought-after residential location, this property is perfect for families or those seeking additional space.

Offers Over £250,000

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

Entrance

UPVC double glazed obscured glass door with matching side panel opens into a spacious and bright hallway, featuring a large storage cupboard, radiator, and internal doors leading to:



Lounge – 15'09" x 11'08"

UPVC double glazed bow window to the front elevation, coving to ceiling, and radiator.



Guest WC

Fitted with a low-level WC and vanity wash hand basin, with a wall-mounted vanity unit. UPVC double glazed obscured glass window to the side elevation.

Kitchen/Diner – 15'08" x 12'02"

UPVC double glazed window overlooking the rear garden, with a UPVC double glazed door providing direct garden access. Fitted with a range of base, wall, and drawer units, including a breakfast bar. Integrated appliances include a double oven at eye level, electric hob, stainless steel sink with drainer, and integrated dishwasher. There is space and plumbing for a washing machine, and space for an American-style fridge freezer. Room for a dining table. Radiator.



Stairs to First Floor Landing

With access to the loft via pull-down ladder. Loft is insulated, partially boarded, and includes lighting.



Bedroom One – 13'11" x 12'00"

Two UPVC double glazed windows to the front elevation. Built-in wardrobes, drawers, and storage units. Radiator.



Bedroom Two – 11'04" x 8'06"

UPVC double glazed window to the rear elevation. Radiator.



Bedroom Three – 11'04" x 6'11"

UPVC double glazed window to the rear elevation. Radiator.



Bathroom

UPVC double glazed obscured glass window to the side elevation. Fitted with a low-level WC, pedestal wash hand basin, and panelled bath with electric shower over. Features include three wall-mounted vanity units, chrome ladder towel rail, and airing cupboard.



Externally

Front – Block-paved driveway providing off-road parking for up to four vehicles, with lawn area and planted borders.

Rear – Continuation of block paving, lawn, planting beds, stoned seating area, and garden shed.

Garage – With up-and-over door, 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.



