

**11 Redshank Place,  
Sandbach, CW11 3JR**



This spacious and well-maintained three-bedroom townhouse offers stylish accommodation across three floors, complete with two allocated parking spaces and a generous rear garden with gated side access.

Ideally located close to Sandbach train station, well-regarded local schools, and picturesque canalside walks, this home is perfect for First time buyers, families and commuters alike.

The ground floor features an enclosed porch, a bright and welcoming lounge, and a quaint kitchen with French doors opening onto the garden.

Upstairs, the first floor offers two double bedrooms and a modern family bathroom.

The top floor is dedicated to a luxurious master suite, complete with dressing area, elegant decorative panelling, and a stylish ensuite shower room with skylight in addition to Built-in hanging rails and shelving provide practical additional storage.

The spacious rear garden is a standout feature, boasting a custom-built pond and a pergola—ideal for relaxing or entertaining.

**£235,000**

**Entrance**

Enclosed porch with composite front door, consumer unit, radiator, alarm system, and internal door leading to:

**Lounge – 14'08" x 11'10"**

UPVC double glazed window to the front elevation, understairs storage cupboard, and decorative wooden mantel with tiled surround.



**Guest WC**

Low-level WC, pedestal wash hand basin, and radiator.



**Kitchen/Diner – 11'09" x 8'10" narrowing to 7'09"**

UPVC double glazed window to the rear elevation and French doors opening onto the rear garden. Fitted with a range of shaker-style base, wall, and drawer units. Includes built-in oven, gas hob with stainless steel splashback and additional tiled splashbacks, cooker hood above, and 1.5 stainless steel sink unit with drainer.

Space and plumbing for fridge freezer, washing machine, and dishwasher. Wall-mounted combi boiler enclosed within a kitchen unit. Radiator.





### **First Floor Landing**

Radiator and internal doors to:

### **Bedroom Two – 11'10" x 10'06"**

Two UPVC double glazed windows to the front elevation, radiator, and built-in wardrobes.



### **Bedroom Three – 11'09" x 8'10"**

UPVC double glazed window to the rear elevation, radiator, and wall-mounted air purifier.



### **Family Bathroom – 7'10" x 5'07"**

Panelled bath with shower attachment and tiled splashback, pedestal wash hand basin, low-level WC, radiator, towel rail, and shelving.





## **Second Floor Landing**

Storage cupboard and door to:

## **Master Suite – 16'01" x 8'06"**

UPVC double glazed window to the front elevation, decorative panelling to one wall, loft access boarded with pull down ladders, radiator, and door to:



## **Ensuite**

UPVC double glazed skylight, enclosed shower unit with mains-fed shower, pedestal wash hand basin, low-level WC, and hanging rails.

## **Externally**

### **Front:**

Tarmac driveway providing off-road parking for two vehicles, bedding border, and gated side access to the rear garden.

### **Rear:**

Fully fenced garden laid to lawn with a patio area, large custom-built pond, greenhouse, outside electrical sockets, and cold-water tap.



**EPC- C**

**Council Tax- C**

**Tenure- Leasehold Lease 999 years from 15th October 2013**

**Ground Rent £150 Per Annum**

**Service Charge £128 Per Annum**

### **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.



