

44 Barnton Way, Sandbach, CW113DF



A beautifully maintained and generously sized four-bedroom semi-detached home, perfect for families seeking both comfort and convenience.

This stunning property features a spacious, light-filled lounge with French doors opening onto a landscaped, three-tiered rear garden—ideal for relaxing or entertaining. The stylish kitchen boasts elegant white shaker-style units and a full range of integrated appliances, while a guest WC on the ground floor adds everyday practicality.

Upstairs, the home offers four well-proportioned bedrooms, including a master with en-suite, and a contemporary family bathroom. Additional benefits include a partially boarded loft with pull-down ladder, a driveway, and a garage with power and lighting.

Situated in a sought-after residential area, this home is ideally located close to well-regarded local schools and offers easy access to scenic countryside walks, making it perfect for growing families! Be quick to book your viewing!

£290,000

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

Entrance Hall

Composite front door, storage cupboard, radiator, consumer unit, and doors to:

Kitchen – 11'07" x 9'04"

Fitted with a range of white shaker-style base, wall, and drawer units, complemented by contrasting work surfaces. UPVC double glazed window to the front elevation, 1½ stainless steel sink unit with drainer, built-in oven, gas hob, and cooker hood above. Integrated fridge freezer, dishwasher, and washing machine.



Guest WC

UPVC double glazed obscured glass window to the front elevation, pedestal wash hand basin, low-level WC, and radiator.



Lounge – 19'05" x 16'07"

UPVC double glazed window to the rear elevation, UPVC double glazed French doors opening to the rear garden. Under-stairs storage cupboard and two radiators.



Stairs to First Floor Landing

Loft access (partially boarded) with pull-down loft ladder. Doors to:

Bedroom One – 9'08" x 9'04"

UPVC double glazed window to the rear elevation, built-in wardrobe, radiator, and door to:



En-Suite

Enclosed walk-in shower unit with mains-fed shower, pedestal wash hand basin, low-level WC, chrome towel rail, and part-tiled walls.



Bedroom Two – 9'10" x 8'03"

UPVC double glazed window to the front elevation and radiator.



Bedroom Three – 10'09" x 6'08"

UPVC double glazed window to the rear elevation and radiator.



Bedroom Four – 8'09" x 6'06"

UPVC double glazed window to the front elevation and radiator.



Family Bathroom

Panelled bath with mains-fed shower over, pedestal wash hand basin, low-level WC, chrome ladder-style towel rail, and partially tiled walls.



Externally Front

Tarmac driveway, lawned area, and a variety of shrubs and bushes.

Rear

Beautifully landscaped, designed across three tiers with lawn, paved areas, and side gated access.

Garage – 15'1" x 6'11"

Up-and-over door with power and lighting.



EPC- B

Council Tax- D

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.



