

11 Marlowe Close, Sandbach, CW11 3ZG



Charming 3-Bedroom Semi-Detached Home.

Set within a peaceful cul-de-sac on a sought-after residential development, this well-maintained three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, investors, and downsizers alike.

Inside, the property offers a cosy lounge, a well-equipped kitchen/diner, and a bright conservatory that opens out to the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and a modern family bathroom. A new heating system was installed in recent years, ensuring comfort and efficiency.

Externally, the property boasts real kerb appeal, with a lawned front garden, driveway parking, and well-kept planted borders. A side gate leads to a beautifully maintained rear garden, featuring a patio area, lawn, established borders, and a handy storage shed.

Located within walking distance of the train station and close to well-regarded schools, this is a property that truly ticks all the boxes – early viewing is highly recommended!

OIRO £240,000

Entrance

UPVC double-glazed door with obscured glass panel opening into the hallway, with radiator and door leading to:

Lounge – 14'11" x 9'08"

UPVC double-glazed window to the front elevation. Features include coving to the ceiling, radiator, and a gas fire with a decorative wooden mantel, marble-effect surround, and hearth.



Kitchen/Diner – 13'00" x 8'01"

Fitted with a range of base, wall, and drawer units, integrated oven with gas hob and cooker hood above. Space and plumbing for washing machine and space for a freestanding fridge freezer. Stainless steel sink unit with drainer, wall-mounted boiler (installed within the last few years), and under-stairs storage cupboard. UPVC double-glazed window to the rear elevation and double-glazed patio doors opening to:



Conservatory – 12'00" x 11'00"

Constructed with UPVC double-glazed windows and roof. French doors lead to the rear garden. Finished with tiled flooring.





Stairs to First Floor Landing

UPVC double-glazed window to the side elevation, loft access, and doors leading to:

Bedroom One – 13'00" x 8'00"

UPVC double-glazed window to the front elevation, built-in wardrobes, and over-stairs airing cupboard housing the hot water tank (replaced in recent years). Radiator.



Bedroom Two – 9'01" x 6'03"

UPVC double-glazed window to the rear elevation, radiator, and bespoke wall panelling.



Bedroom Three – 8'02" x 6'00"

UPVC double-glazed window to the rear elevation, built-in wardrobes, and radiator.



Bathroom

Fitted with a panelled bath with shower attachment, pedestal wash hand basin, and low-level WC. Part-tiled walls and radiator.



Externally

To the **front**, the property benefits from a tarmac driveway providing off-road parking for 2–3 vehicles, a lawned garden with planted borders, and side gated access leading to the rear.

To the **rear**, there is a paved patio area with garden shed, a lawned garden with well-maintained planted borders, and secure fencing to all sides—offering a private and enclosed outdoor space ideal for families or entertaining.



EPC-D

Council Tax-B

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.



