



17 Harry Houghton Road

CW11 3SZ

Offers In The Region Of £469,950



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STEPHENSON BROWNE

A wonderful five bedroom detached family home finished to the highest of standards with stunning decor and extremely well planned accommodation perfect for a family. FREEHOLD!

Agents Remarks

Originally constructed by Miller Homes this impressive freehold five bedroom detached family residence occupies a generous plot and is located within a sought after residential area.

Internally the property boasts well planned accommodation, finished to an extremely high standard with a stunning open plan kitchen and dining room with double doors leading out to the rear garden.

In brief, the property comprises Entrance Hall, good sized Lounge, Kitchen diner with integrated appliances and French doors leading to the rear garden, Cloakroom, Utility room, and the first floor offers five bedrooms, with three benefiting from En-Suites and the Family Bathroom. Externally the property has a driveway for off road parking, access to the double garage and a good sized landscaped, rear garden.

To fully appreciate this property's true size and many notable features, an inspection is highly recommended.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hallway

Composite front door with glazed panels, two ceiling light points, smoke alarm, stairs to the first floor, radiator. Door into integral garage.

Lounge

16'4" x 11'1" (4.985m x 3.379m)

Two ceiling light points, TV point, radiator, UPVC double glazed box bay window to the front elevation, ceiling light point.

Kitchen/Dining Room

29'2" x 9'8" (8.903m x 2.958m)

A good range of grey gloss wall and base units with contrasting work-surface over, inset one-and-a-half bowl stainless steel sink unit with mixer tap, integrated double oven, four ring induction hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, tiled splashback, tiled flooring, plinth lighting, spotlighting, ceiling light point, TV point, two radiators, UPVC double glazed window to the rear elevation, UPVC double glazed doors to the rear elevation.

Utility Room

5'4" x 6'5" (1.637m x 1.959m)

Wall and base units continued, space and plumbing for washing machine and tumble dryer, cupboard housing the gas boiler, inset stainless steel sink, composite door to the rear elevation, ceiling light point, tiled flooring.

Cloakroom

5'5" x 2'11" (1.662m x 0.913m)

Low level WC, pedestal wash hand basin with mixer tap, radiator, partly tiled walls, spotlighting, tiled flooring, extractor fan.

FIRST FLOOR





Landing

Two ceiling light points, two smoke alarms, radiator, access to loft space, two sprage cupboards.

Bedroom One

16'11" x 9'2" (5.160m x 2.803m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV point, fitted wardrobes.

Bedroom One En-Suite

6'1" x 6'6" (1.863m x 1.990m)

Low level WC, wall hung wash hand basin with mixer tap, fully tiled shower enclosure with waterfall shower over, UPVC double glazed frosted window to the rear elevation, radiator, partly walls, tiled flooring, shaver point, spotlighting, extractor fan.

Bedroom Two

12'6" x 11'1" (3.823m x 3.380m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, fitted wardrobes, TV point.

Bedroom Two En-Suite

5'5" x 6'10" (1.664m x 2.083m)

Low level WC, wall hung wash hand basin with mixer tap, fully tiled shower enclosure with waterfall shower over, UPVC double glazed frosted window to the front elevation, radiator, partly tiled walls, tiled flooring, spotlighting, extractor fan.

Bedroom Three

10'0" x 10'5" (3.061m x 3.177m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes.

Bedroom Three En-Suite

3'11" x 7'10" (1.196m x 2.388m)

Low level WC, wall hung wash hand basin with mixer tap, fully tiled shower enclosure with waterfall shower over, radiator, fully tiled walls, tiled flooring, spotlighting, extractor fan.

Bedroom Four

10'3" x 8'4" (3.144m x 2.562m)

UPVC double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Five

6'6" x 10'8" (2.003m x 3.266)

UPVC double glazed window to the rear elevation, radiator, ceiling light point

Family Bathroom

6'7" x 6'10" (2.011m x 2.093m)

Low level WC, wall hung wash hand basin with mixer tap, panel bath with mixer tap, UPVC double glazed frosted window to the rear elevation, partly tiled walls. tiled flooring, spotlighting, extractor fan, radiator.

OUTSIDE

Front

Shaped lawn area, tarmac driveway, up and over doors into the garage.

Rear

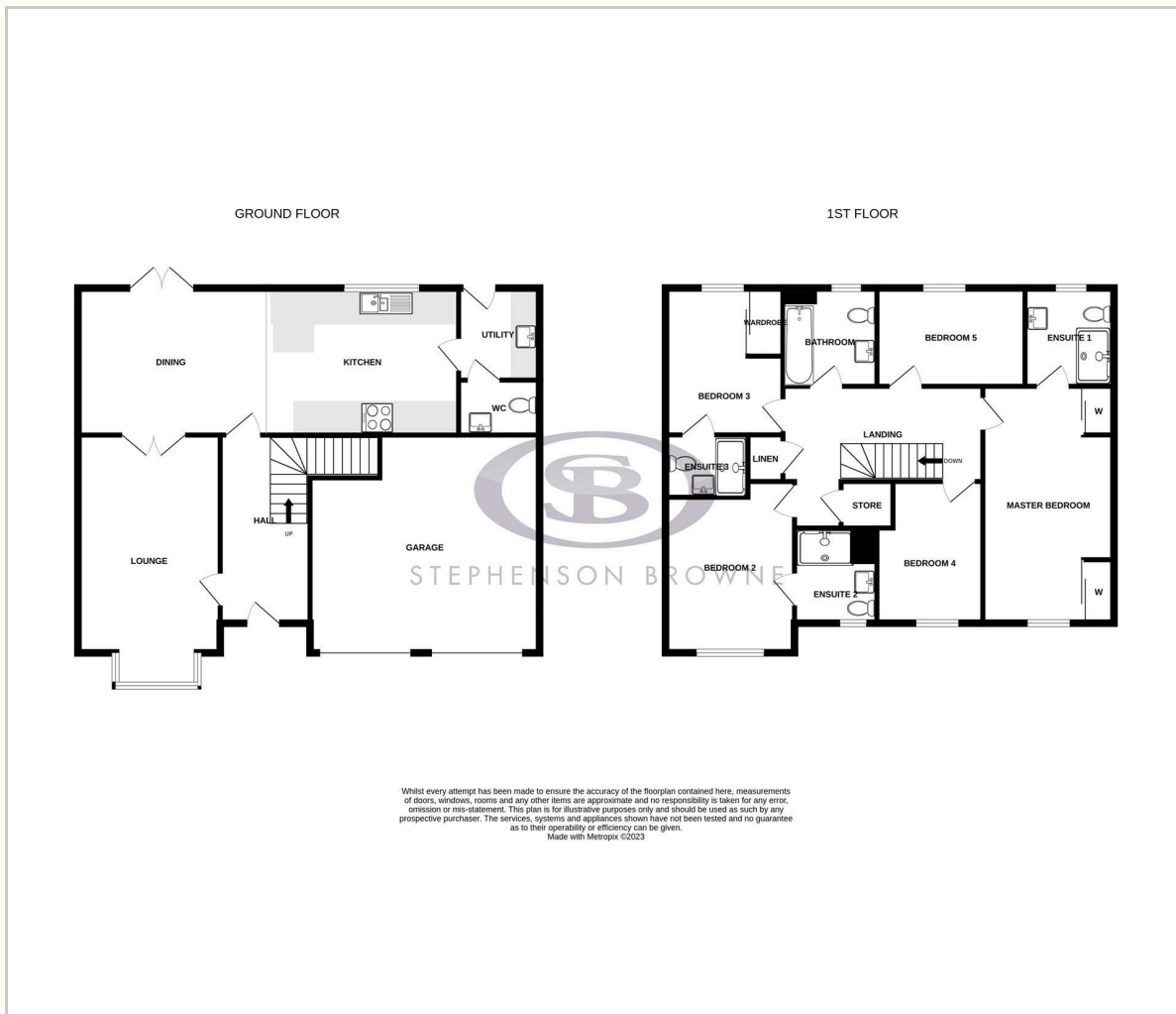
Landscaped garden, gravel area, patio area and laid to lawn with fence and brick boundaries.

Integral Garage

Two up and over doors, power and lighting.



Floor Plan



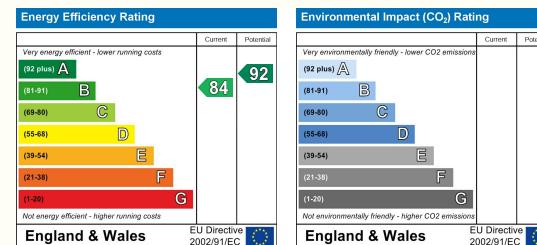
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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