



18 Lea Close

CW11 4HT

£285,000



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STEPHENSON BROWNE

This three bedroom, detached family home is located in a quiet cul-de-sac location and would be perfect for an array of buyers.

Agents Remarks

Situated within a highly sought after location within walking distance of Sandbach town centre this three bedroom detached home is ideal for families.

Briefly comprising of; entrance hallway, a light and spacious lounge/dining room, good sized kitchen, three bedrooms with the master benefitting from fitted storage, and the family bathroom.

To the front of the property is a driveway providing off road parking, a garage, and at the rear, a great size garden.

An early viewing is advised to appreciate the full potential of this detached property,

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

UPVC double glazed door with stained glass panels, ceiling light point, radiator, stairs to the first floor.

Lounge

14'4" x 10'3" (4.370m x 3.143m)

UPVC double glazed window to the front elevation, ceiling light point, radiator, gas fire with marble surround and wooden hearth, TV point. Open archway into:

Dining Room

8'1" x 9'9" (2.487m x 2.976m)

UPVC double glazed window double doors leading out into the garden, ceiling light point, radiator.





Kitchen

10'2" x 12'6" (3.119m x 3.835m)

A good range of wooden fronted wall and base units with contrasting work-surface over, inset acrylic sink with mixer tap and drainer, space and plumbing for dishwasher, integrated low level oven, four ring gas hob with extractor fan over, space for tall fridge/freezer, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, two ceiling light points, radiator, tiled surround, tiled flooring, under-stairs storage cupboard.

FIRST FLOOR

Landing

UPVC double glazed window to the side elevation, ceiling light point, access to the loft space, storage cupboard.

Bedroom One

9'0" x 11'7" (2.754m x 3.539m)

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

Bedroom Two

9'6" x 10'0" (2.921m x 3.063m)

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

Bedroom Three

8'9" x 7'3" to the maximum (2.685m x 2.222m to the maximum)

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

Family Bathroom

6'7" x 6'1" (2.030m x 1.870m)

Low level WC and wash hand basin inset into vanity storage, panel bath with electric shower over, tiled flooring, fully tiled walls, UPVC double glazed frosted window to the rear elevation, ceiling light point, white ladder style radiator.

OUTSIDE

Front

Laid to lawn, driveway, up and over door for the garage.

Rear

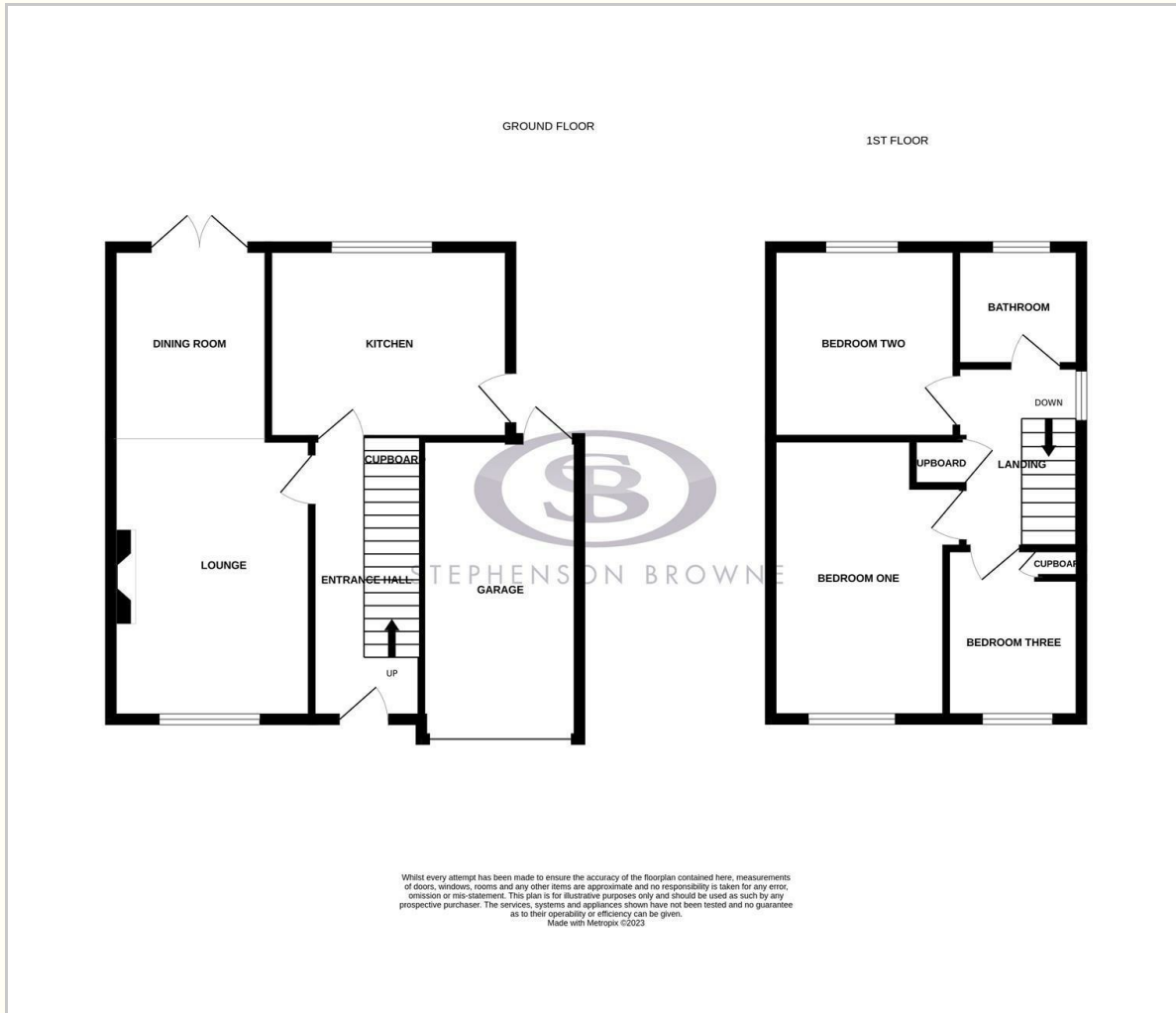
Patio area, mostly laid to lawn, fenced boundaries gate leading to the front, shrubbery.

Garage

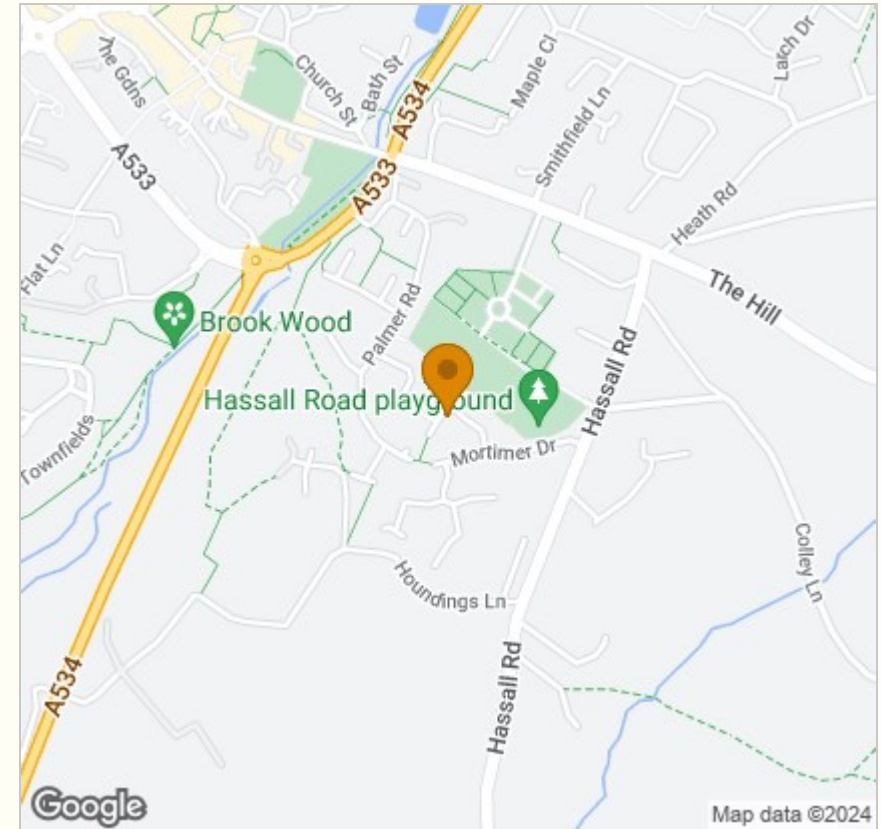
Power and lighting, up and over door, personnel door to rear, space and plumbing for washing machine.



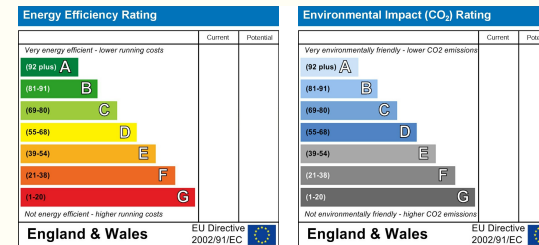
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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