



8 The Gardens

CW11 1BB

£255,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to present a rare opportunity to acquire Ivy Cottage, a beautifully presented, detached, quirky home found in the heart of Sandbach.

Agents Remarks

Tucked away down a private road with luscious greenery is where you find this gem of a property.

Properties like this don't come up for sale often, and this detached cottage in brief comprises of; Entrance Porch, open plan Living/Dining Room with log burner and open fire, Dining Kitchen, Boot Room (that could be utilised as a Utility Room or even a home Office), Cloakroom, and to the first floor there are two Bedrooms and a Bathroom.

Externally, at the front there is an enclosed courtyard, and at the rear there is shared access onto The Mews with beautiful greenery.

To appreciate this one of a kind home, a viewing comes 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 Porch

UPVC double glazed front door and windows all around, ceiling light point, quarry tile flooring.

Lounge/Dining Room

21'5" x 16'0" to the maximum (6.551m x 4.900m to the maximum)

Dining area: Wooden front door with glazed panels, UPVC double glazed window to the front elevation, inset log burner, three wall lights, wood effect laminate flooring,

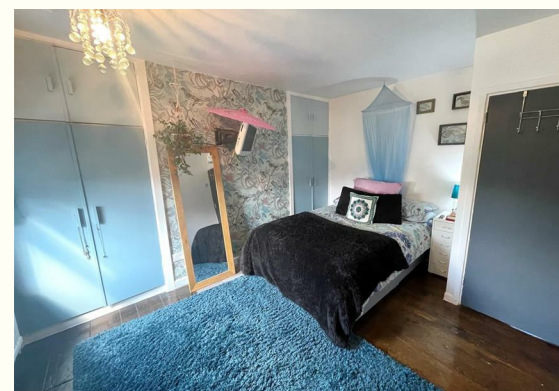
Lounge area: UPVC double glazed window to the front elevation and one to the side elevation, tiled flooring, TV point, open fire with brick fireplace, ceiling light point, smoke alarm.

Kitchen

13'2" x 9'4" (4.034m x 2.855m)

A range of white shaker base units with contrasting work surface over, inset large stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for range cooker, space for tall fridge/freezer, tiled flooring, UPVC double glazed windows to the rear and side elevation, UPVC double glazed frosted window to the side elevation, two ceiling light points, radiator, wall mounted gas boiler.





Utility/Boot Room

6'8" x 10'6" (2.051m x 3.210m)

Pedestal wash hand basin, UPVC double glazed frosted door to the rear elevation, lantern skylight.

Cloakroom

3'7" x 4'5" (1.096m x 1.367m)

Low level WC, UPVC double glazed frosted window to the front elevation, radiator, wall light.

Landing

UPVC double glazed window to the rear elevation, smoke alarm, access to loft space, ceiling light point, circle window.

Bedroom One

9'10" x 12'8" (3.016m x 3.871m)

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

Bedroom Two

8'4" x 10'0" (2.555m x 3.059m)

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

Bathroom

5'8" x 9'8" (1.739m x 2.956m)

Low level WC, pedestal wash hand basin, panel Whirlpool Jacuzzi bath with mixer shower over, exposed floorboards, tiled surround, UPVC double glazed frosted window to the rear elevation, radiator, ceiling light point.

OUTSIDE

Front

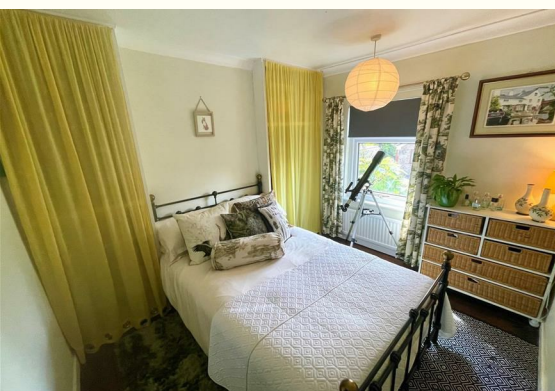
Walled courtyard with shrubbery.

Rear

Space for dustbins, access onto the mews.

Parking

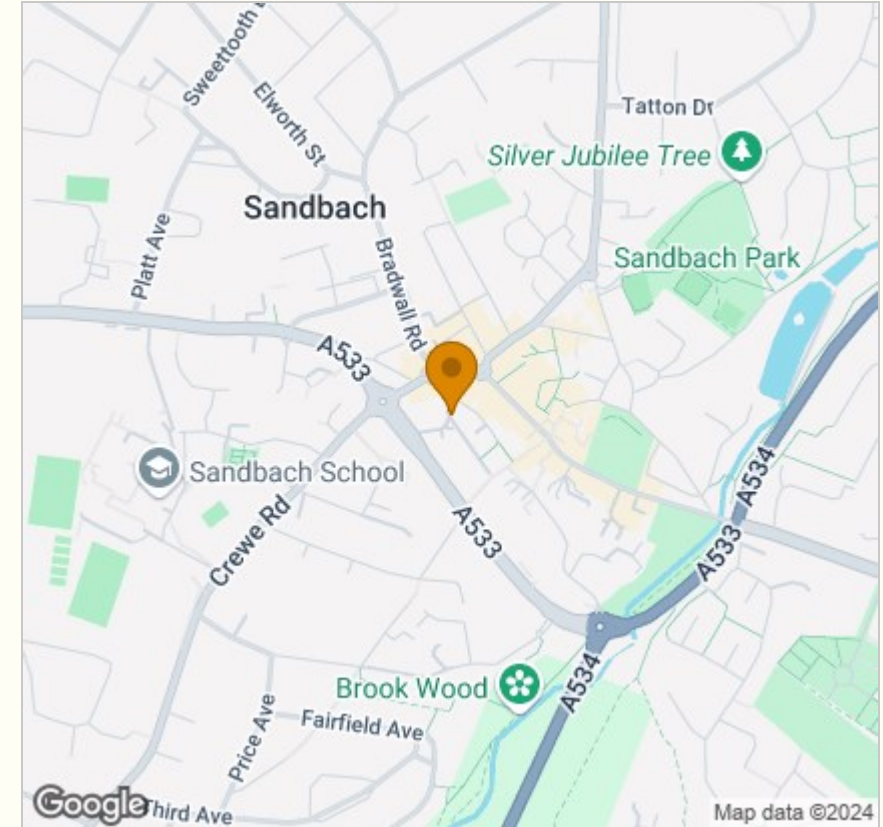
There is no allocated parking with the property, however access is allowed and there are several car-parks (private and public) nearby.



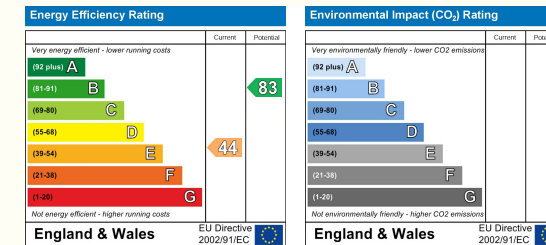
Floor Plan



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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