



5 Dalton Court

CW11 1YD

Offers Over £600,000



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STEPHENSON BROWNE

A beautifully presented, sizeable, detached property enjoying a sought after location being situated ideally for schools, the town, and local rail and motorway links.

Agents Remarks

Beautifully presented four double bedroom detached property found on a peaceful cul-de-sac development. This property would make an ideal family home with its large room sizes and sizeable front and rear gardens.

The property itself has a layout to suit family living which briefly comprises; Large Hallway, Lounge, Dining Kitchen leading to the Conservatory and a Family Room. To the first floor there are four Double Bedrooms with the Master benefitting from an En-Suite and a Family Bathroom. Externally there is ample off road parking and a double garage to the front and a large garden to the rear of the property.

Viewings are very 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

Ceiling light point, smoke alarm, UPVC double glazed door to front elevation and window to front elevation, wood effect tiles.

Cloakroom

3'0" x 5'1" (0.916 x 1.558)

Low level WC, wall hung wash hand basin, chrome ladder style radiator, tiled flooring, tiled walls, ceiling light point, UPVC double glazed frosted window to front elevation.

Lounge

18'0" x 14'2" (5.502 x 4.322)

UPVC double glazed doors leading out to the garden, UPVC double glazed window to front elevation, two radiators, ceiling light point, two wall lights, tv point, wood effect laminate flooring.

Family Room

11'6" x 10'8" (3.510 x 3.271)

UPVC double glazed window to rear elevation, radiator, ceiling light point, tv point, wood effect floor tiles continued.

Kitchen

15'2" x 9'11" (4.637 x 3.025)

Good range of wooden effect wall and base units with contrasting work surface over, four ring gas hob with extractor fan over, inset 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, integrated double oven, UPVC double glazed window to rear elevation, tiled surround, ceiling light point, radiator, tiled flooring.

Dining Area

6'2" x 6'11" (1.896 x 2.126)

Ceiling light point, wooden double doors leading out into the conservatory, tiled flooring continued, tv point.



**Utility**

5'7" x 6'11" (1.727 x 2.119)

Cream wall and base units with work surface over, space and plumbing for washing machine and tumble dryer, inset stainless steel sink with mixer tap over, ceiling light point, access to loft space, UPVC double glazed frosted window and door to side elevation, radiator.

Conservatory

10'8" x 9'5" (3.261 x 2.890)

UPVC double glazed windows all around, door leading out the garden, radiator, tiled flooring.

Garage

Power and lighting and up and over door.

FIRST FLOOR**Landing**

Ceiling light point, smoke alarm, access to loft space, radiator.

Bedroom One

15'3" x 13'3" (4.662 x 4.052)

UPVC double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and above bed storage.

En Suite

3'6" x 8'5" (1.068 x 2.566)

Low level WC, pedestal wash hand basin, fully tiled walls and flooring, UPVC double glazed frosted window to front elevation, radiator, ceiling light point, extractor fan, shaver point, shower enclosure with electric shower over.

Bedroom Two

11'9" x 11'8" (3.583 x 3.574)

UPVC double glazed window to rear elevation, radiator, ceiling light point, tv point, wood effect laminate flooring.

Bedroom Three

11'8" x 9'11" (3.575 x 3.025)

UPVC double glazed window to rear elevation, radiator, ceiling light point, tv point, wood effect laminate flooring.

Bedroom Four

8'1" x 9'10" (2.487 x 3.021)

UPVC double glazed window to rear elevation, radiator, ceiling light point, tv point, wood effect laminate flooring.

Bathroom

8'11" x 5'5" (2.730 x 1.672)

Low level WC and wash hand basin inset into vanity unit, tiled bath with mixer shower over, fully tiled shower enclosure with mixer shower over, fully tiled walls and floors, cream ladder style radiator, UPVC double glazed frosted window to front elevation, spotlighting.

OUTSIDE**Front**

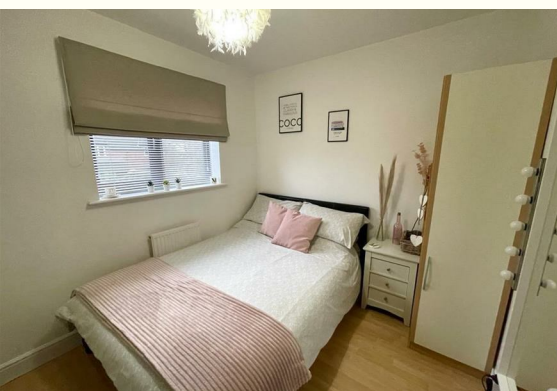
Laid to lawn area, driveway.

Rear

Two patio areas, laid to lawn with fence boundaries.

Double Garage

Power, electric, up and over door.



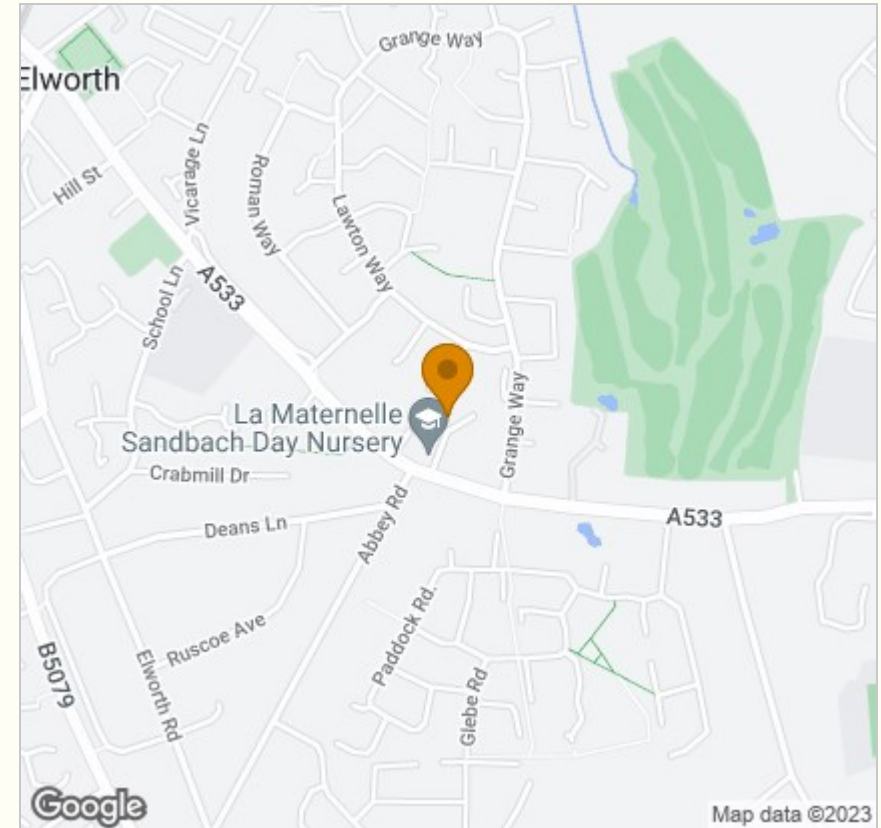
Floor Plan



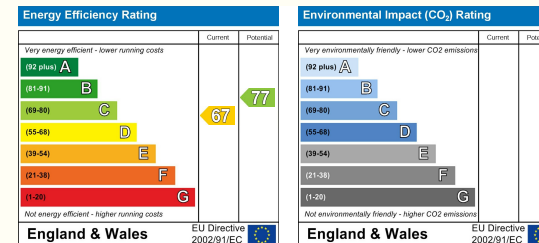
Viewing

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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