



**68 Park Lane**

CW11 1EP

**£440,000**



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STEPHENSON BROWNE



Located on one of the most desirable roads in Sandbach is this fantastic true bungalow which is bursting with potential and benefits from spacious accommodation and a beautiful rear garden.

### Agents Remarks

This detached true bungalow is to be found along one of the most desirable locations around Sandbach and will indeed be highly sought after. The stunning tree-lined lane provides a lovely environment and approach to the property, which is then well set back from the road.

In brief, the property comprises; entrance porch, entrance hallway, lounge, conservatory, kitchen diner, two double bedrooms and a shower room. Externally, to the front of the property is a large tarmac driveway which provides off road parking for a number of vehicles and to the rear there is a large garden with laid to lawn area, two patio areas perfect for entertaining, a garden shed and summer house.

This property comes bursting with potential and there is good scope for modernisation, do not miss out on the prospective delights this fabulous property has to offer. Viewings come highly recommended.

### Location

#### ACCOMMODATION

##### Entrance Porch

Double glazed front door, UPVC double glazed window to side elevation, ceiling light point.

##### Entrance Hallway

Ceiling light point, glass wooden front door, access to loft space, smoke alarm, carbon monoxide detector.

##### Lounge

14'7" x 15'10" (4.464 x 4.830)

Aluminium sliding doors into conservatory, two UPVC double glazed frosted windows to side elevation, tv point, gas fire with brick and tiled surround, radiator, four wall lights, ceiling fan.







#### **Kitchen Diner**

11'10" x 16'2" (3.621 x 4.937)

Good range of shaker style wall and base units with work surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated oven, integrated four ring electric fan with extractor fan over, tiled surround, space and plumbing for dishwasher, space for under counter fridge, wood effect laminate flooring, spotlighting, two ceiling light points, ceiling fan, radiator, UPVC double glazed window to rear elevation, UPVC double glazed frosted door leading out to the garden.

#### **Conservatory**

11'7" x 8'3" (3.542 x 2.539)

UPVC double glazed windows all around, door leading out to the rear, tv point.

#### **Bedroom One**

15'10" x 9'10" (4.842 x 3.019)

UPVC double glazed bay window to front elevation, two ceiling light points, radiator, fitted wardrobes and storage cupboards.

#### **Bedroom Two**

11'10" x 11'10" (3.629 x 3.632)

UPVC double glazed bay window to front elevation, ceiling light point, radiator, fitted wardrobes and storage cupboards.

#### **Shower Room**

6'9" x 7'10" (2.080 x 2.389)

Low level WC, wash hand basin with mixer tap inset into gloss vanity unit, double shower enclosure with waterfall and power shower over, with shower boards, tiled walls, fully tiled flooring, UPVC double glazed frosted window to side elevation, chrome ladder style radiator, spotlighting.

#### **OUTSIDE**

##### **FRONT**

Large sweeping tarmac driveway with gravel area and hedge boundaries.

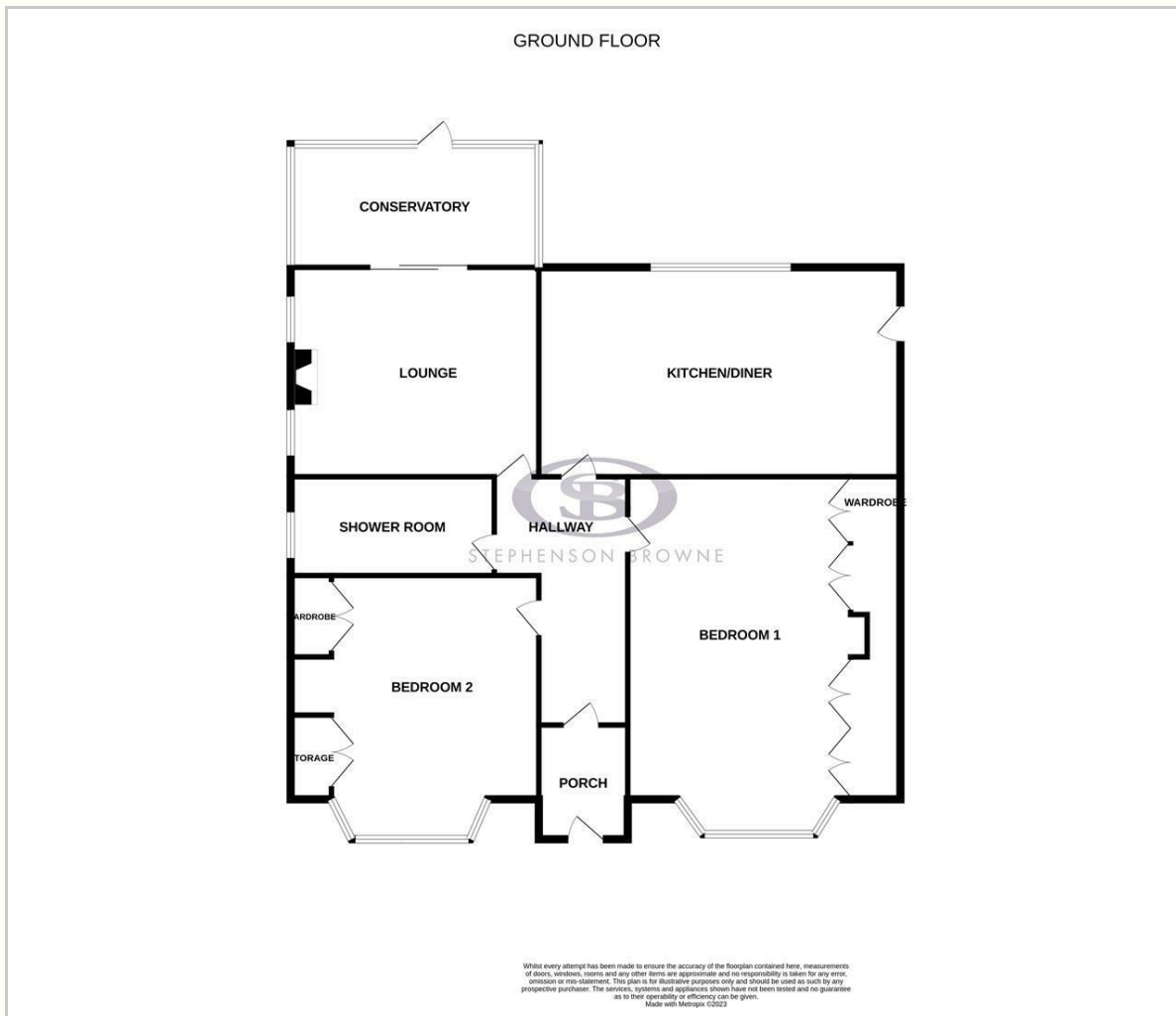
##### **REAR**

Lawn area, two patio areas, summer house, garden shed, greenhouse, garage with up and over door, personnel door and power and lighting.





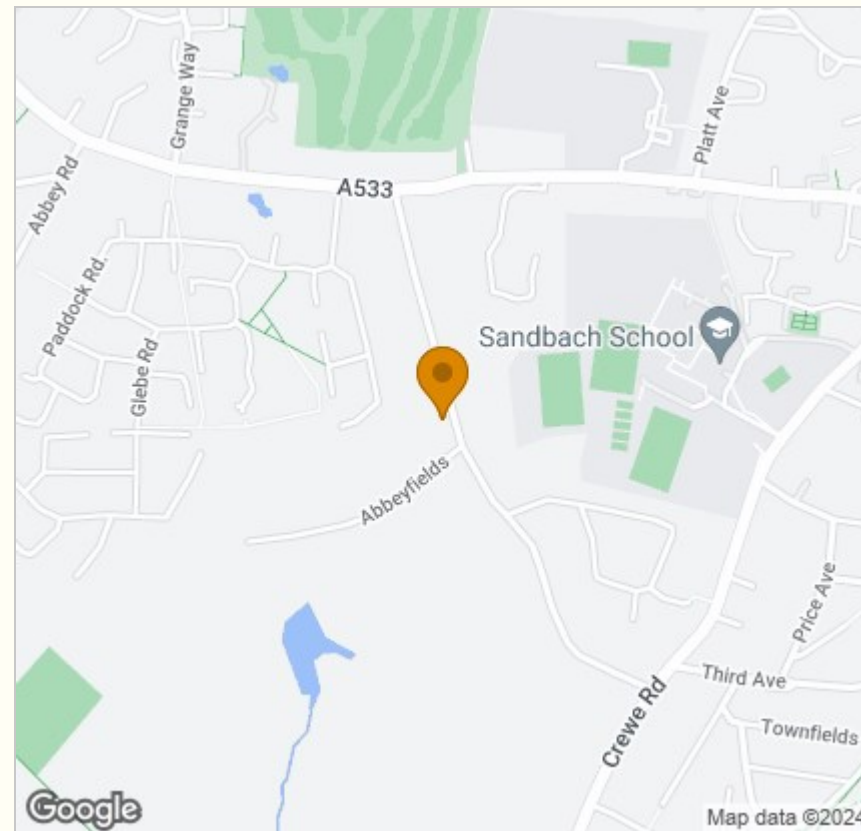
## Floor Plan



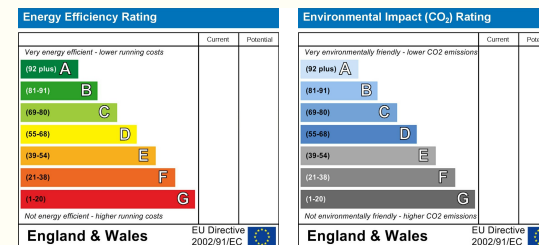
## Viewing

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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