



46 Elworth Road

CW11 3HN

Offers In The Region Of £320,000



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STEPHENSON BROWNE

Bursting with potential is this three bedroom, detached family home with a fantastic size garden and found in a popular location.

Agents Remarks

Close to popular schools and Sandbach Town Centre is where you will find this three bedroom, DETACHED family home which is brimming with opportunity for potential development and/or renovations.

In brief the property comprises; Entrance Hallway, the Lounge/Dining Room/Sitting Room which is all open plan but can be closed off with sliding glass doors, Kitchen, Three Bedrooms and the Bathroom. Externally, the garden is a fantastic size, low maintenance and has a Garage and an Outbuilding. At the front there is a pleasant shaped lawn area with a generous driveway.

To appreciate everything this property has to offer, we would advise an early viewing!

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, stairs to the first floor, ceiling light point, radiator, smoke alarm, under-stairs storage cupboard.

Lounge

11'8" x 10'4" (3.559m x 3.166m)

UPVC double glazed bay window to the front elevation, three wall lights, radiator, TV point, gas fire, sliding glass door into:

Dining/Family Room

11'8" x 12'9" (3.576m x 3.901m)

Serving hatch into kitchen, three wall lights, radiator, glass sliding doors into:

Sitting Room

11'0" x 11'3" (3.365m x 3.430m)

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

Kitchen

21'1" x 6'0" (6.427m x 1.845m)

A good range of base units with tiled work-surface over, double inset acrylic sink with mixer tap over, integrated double oven, four ring gas hob with extractor fan over, space for under-counter fridge, space and plumbing for washing machine, two UPVC double glazed windows to the side elevation, two ceiling light points, UPVC double glazed door leading out to the garden.





FIRST FLOOR

Landing

UPVC double glazed frosted window to the side elevation, ceiling light point, smoke alarm.

Bedroom One

10'5" x 11'7" (3.187m x 3.555m)

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

Bedroom Two

12'5" x 9'9" (3.789m x 2.994m)

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

Bedroom Three

8'1" x 9'1" (2.479m x 2.771m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, wood effect laminate flooring, access to the loft space.

Bathroom

6'1" x 7'6" (1.858m x 2.295m)

UPVC double glazed frosted window to the front elevation, low level WC, pedestal wash hand basin, panel bath with mixer shower over, tiled walls, tile effect vinyl flooring, ceiling light point, radiator.



OUTSIDE

Front

Large shaped lawn area, well stocked flower beds and shrubbery, tarmac driveway.

Rear

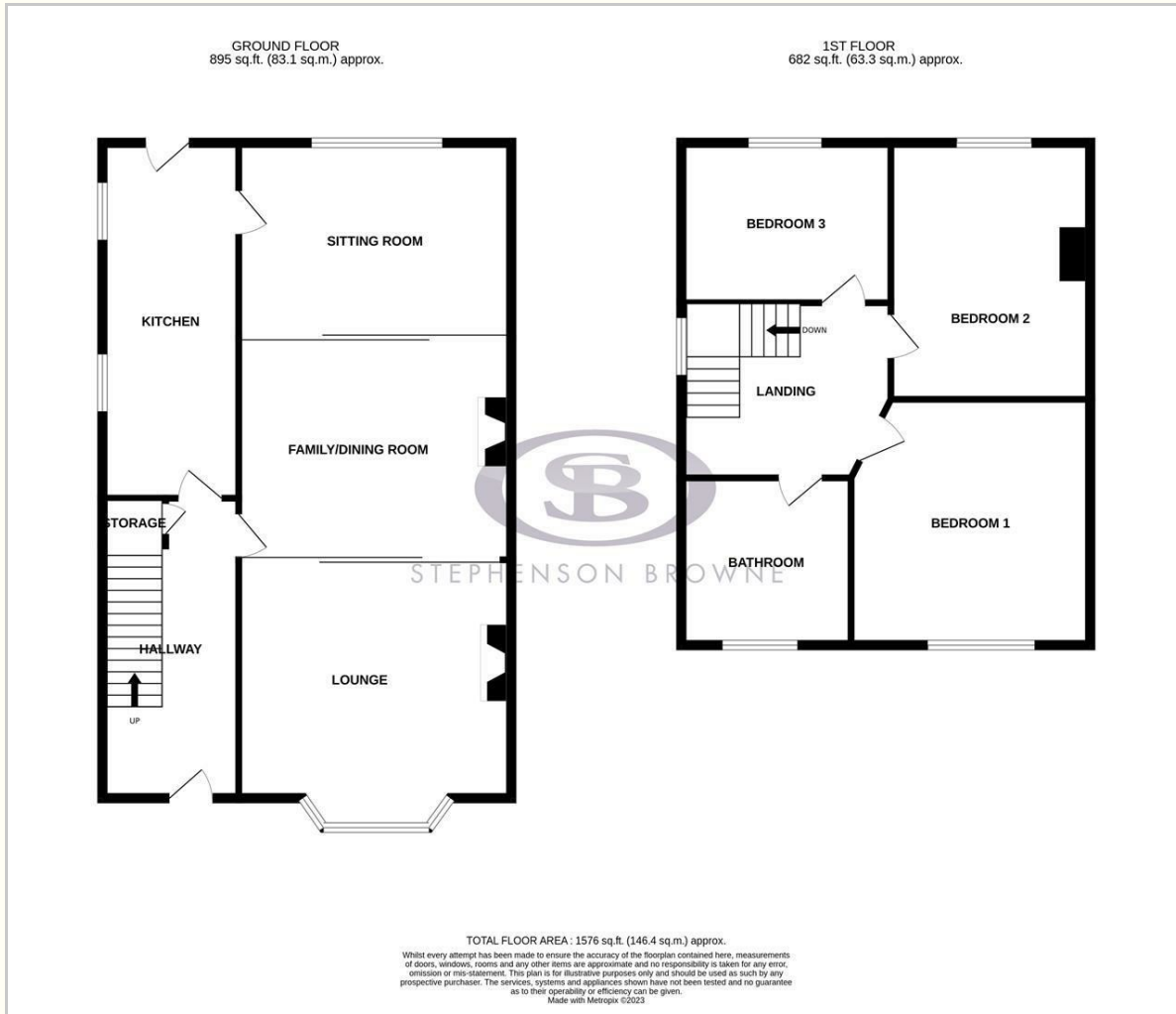
Lawn area, two large patio areas (one with fencing), garage, outbuilding.

Garage

Electric roller door, wooden side door, wooden window to the rear elevation.



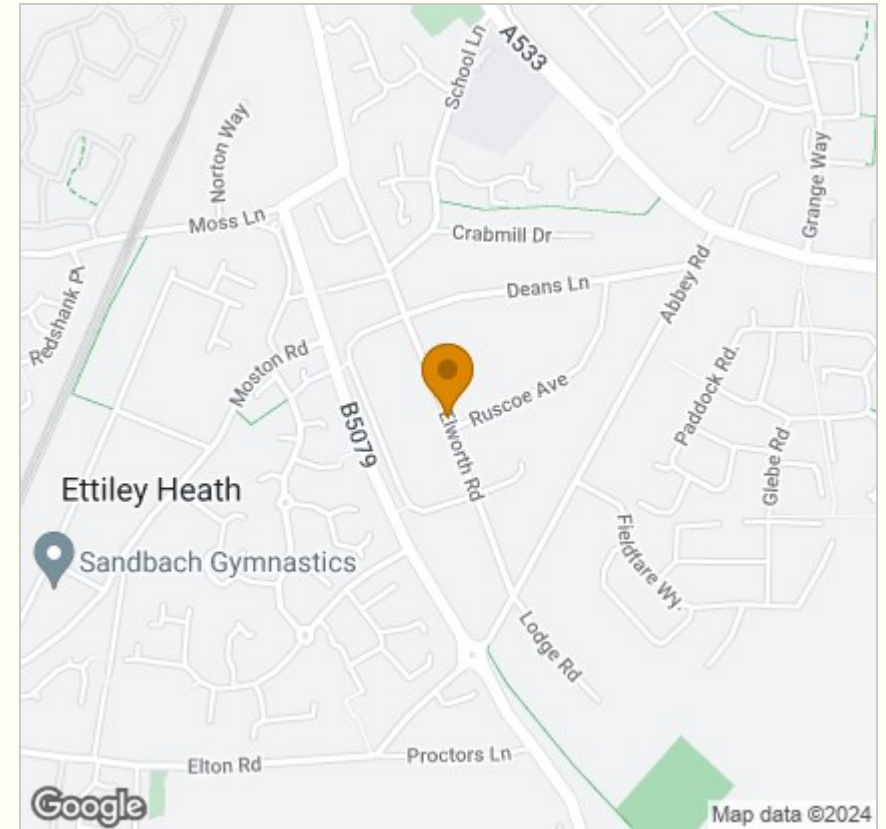
Floor Plan



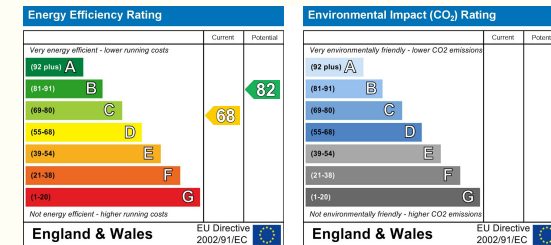
Viewing

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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