



81 Manor Road

CW11 2ND

Offers Over £350,000



3



2



2



STEPHENSON BROWNE

Appointed to exacting standards this enchanting home draws you inside and offers an impressively long list of top features throughout, not least its sought after location and open aspect to the rear with beautiful views.

Agents Remarks

Wonderful character property built in 1886, which has maintained its period charm whilst incorporating modern day luxury.

Originally constructed with elegant qualities and local Cheshire brick an attractive façade leads to an interior bursting with style; the Dining Kitchen offers 2 AGA range style cookers and a multitude of remotely controlled cooking options, NEWLY INSTALLED (March 2024) boiler solid granite work surfaces and plenty of room for dining guests.

The spacious Victorian style Conservatory offers further living space options with an open outlook across fields forming a most appealing and relaxing atmosphere.

An inset log effect gas stove to the Sitting Room adds to the character and is the main focal point of the room, spacious dimensions for furniture create an excellent reception room and continues the tasteful décor which can be found throughout.

Solid pine internal doors with wrought iron latches lead into all rooms and upon the First Floor are 2 Bedrooms and stunning 4 piece Bathroom having Travertine tiles from top to bottom with underfloor heating and glazed Adata shower enclosure. A converted Loft Room is located on the second Floor with Velux windows to the rear elevation and En-Suite WC and wash basin.

Special mention must be made of the brick built outbuildings, which offer potential for a workshop, home office or an annexe. There is also a central Courtyard with a collection of mature beds, off road parking to the front and rear garden backing onto fields.

The property also benefits from approved planning permission internally for a two-storey side extension together with an extension of the existing loft conversion and a single-storey rear extension with balcony area. Externally, there is approved planning for conversion of the existing garage and outbuilding with a front extension and porch canopy, rear outbuilding extension and new glazed link connecting to the main property. Planning ref: 23/0603C

ACCOMMODATION

Entrance Porch

Covered area with featured lattice style exterior door and double glazed front door with glazed and leaded inserts.

Sitting Room

15'1" x 14'1" (4.605 x 4.297)
Inset log effect gas fired cast iron stove, tiled hearth and polished wooden surround. Original quarry tiles flooring. Beams to ceiling, radiator, ceiling light point, TV point, telephone point, built in wooden storage cupboard to the chimney breast recess. Door to rear vestibule. UPVc double glazed window to the rear, 2 x wall light points.

Dining Kitchen

19'2" x 8'9" (5.852 x 2.682)
A good range of green fronted wall and base units incorporating illuminated feature display cabinets, cupboards, drawers and shelving, gloss wall units. Beautiful solid granite worktops over with inset 1.5 bowl sink unit and boiler tap with deep cleaning hose extension. AGA providing 2 ovens and 2 hot plates for authentic, unique and flexible cooking. Additional free-standing AGA with gas hob, the perfect companion offering a range of cooking options. Natural stone tiled surrounds, inset ceiling downlights, integrated dishwasher, spaced for fridge/freezer, well defined area for a table and chairs, UPVc double glazed window overlooking the central courtyard and chapel style double doors opening to the same. Natural stone effect flooring throughout. Understairs recess storage area housing the NEWLY INSTALLED (March 2024) Baxi Main Eco Compact boiler.





Rear Porch

Original quarry tiled flooring, UPVC double glazed door to outside, original decorative canopy porch.

Conservatory

15'10" x 11'11" (4.846 x 3.657)

UPVC double glazed elevations and French doors leading to outside. Travertine tiled flooring, radiator, power points, TV point, ceiling light point. An excellent entertaining venue with far reaching open views directly across open farmland.

FIRST FLOOR

Landing

UPVC double glazed window to the side and rear, wall mounted underfloor heating controls (Bathroom), 2 x radiators, staircase ascending to the Second Floor Loft Room. Ceiling light points.

Bedroom One

12'2" x 11'11" (3.718 x 3.657)

UPVC double glazed window to the rear absorbing the far-reaching views, fitted furniture with 2 x double and 2 x single wardrobes, beams to ceiling, radiator, TV point, ceiling light point.

Bedroom Two

12'11" x 9'11" (3.962 x 3.048)

Beam to ceiling, UPVC double glazed window, radiator, TV point, ceiling light point.

Bathroom

Comprises of fully Travertine tiled floors and walls, underfloor heating, roll-top, claw foot bath with mixer tap and shower attachment, WC, pedestal wash basin, walk-in ADATA shower enclosure with Mira power shower, column radiator, ceiling light point, UPVC double glazed frosted window.

SECOND FLOOR

Landing

Access to eaves, light point.

Loft Room

15'4" x 12'11" (4.693 x 3.962)

Large, light room currently utilised as a bedroom, vaulted ceiling with exposed timbers, 2 x Velux windows, radiator, TV point, built in wardrobe, ceiling light point.

WC

Sani flow WC, wall mounted wash basin with tiled splashback, ceiling light point, radiator.

OUTSIDE

Front

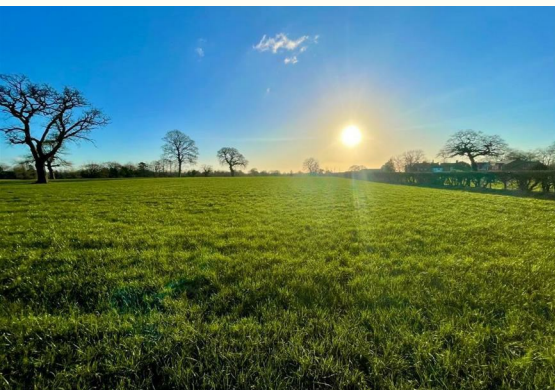
To the front there is off road parking with walled and hedged boundaries, pathway leads to the gated Central Courtyard and in turn to the main Entrance Vestibule. The courtyard is block paved with raised, stocked flower beds, mature plants, trees and collection of climbers. An enchanting and relaxing area to while away the afternoon. Access to the various brick built outbuildings including a spacious Office/Summer Room measuring 16'6" x 7'6", an ideal retreat for those working from home. Gardeners WC. Storage buildings with power and light, one currently utilised as a utility room with space and plumbing for a washing machine and tumble dryer.

Rear

To the rear there is a small garden with hedged boundaries with an open aspect across farmland.

Planning

Planning ref: 23/0603C, please visit <https://planning.cheshireeast.gov.uk> for more details.



Floor Plan



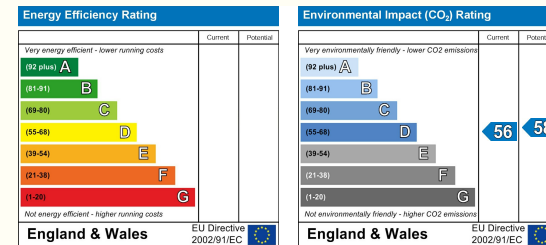
Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk