



**14 Elton Crossings Road**

CW11 3HS

**£290,000**



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STEPHENSON BROWNE



Situated on a popular development this stunning, FREEHOLD three bedroom detached home is immaculately presented throughout and is offered for sale with no onward chain.

#### Agents Remarks

Originally constructed by Bellway Homes to their Weston design, this FREEHOLD three bedroom detached home enjoys an on estate position located in a favoured residential area.

This impressive house offers well planned accommodation of pleasing proportions and in excellent decorative order. In brief the accommodation comprises; Entrance Hall, Cloakroom, Lounge, Dining Kitchen, and to the first floor, three Bedrooms with Bedroom One benefiting from an En-Suite, the Family Bathroom concludes to internal accommodation.

Externally the rear garden is a fantastic size and benefits from a fantastic raised decking area, there is also off road parking and a detached garage.

With no onward chain, this is one not to be missed!

#### 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.

#### Directions

From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. Take the third exit at the third roundabout onto Middlewich Road. Take the fifth turning on the left into School Lane. At the end of School Lane turn left and then immediate right onto Elton Crossings Road, the property can be found on the right hand side.

SAT NAV: CW11 3HS

#### ACCOMMODATION

##### Entrance Hall

Composite front door with glazed insert, tiled flooring, spot lighting, smoke alarm, storage cupboard, radiator.

##### Cloakroom

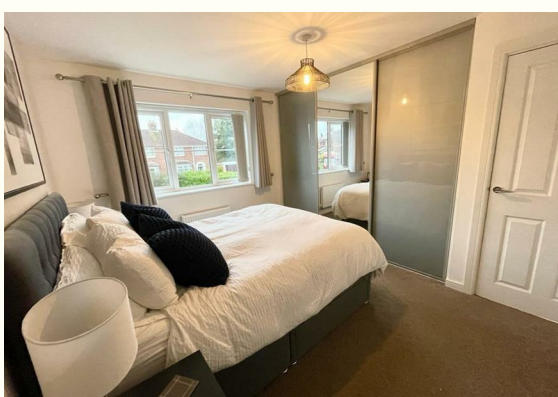
6'2" x 3'0" (1.900 x 0.935)

UPVc double glazed frosted window to the front elevation, low level WC, pedestal wash hand basin, tiled flooring, radiator, ceiling light point.

##### Lounge

16'0" x 10'11" excl. bay (4.895 x 3.335 excl. bay)

UPVC double glazed box bay window to the front elevation, ceiling light point, radiator, TV point, decorative paneling.







#### Dining Kitchen

18'2" x 10'11" (5.546 x 3.341)

UPVc double glazed window and double doors to the rear elevation, a good range of grey gloss fronted wall and base units with contrasting work surface over, integrated Zanussi oven and grill, integrated fridge freezer, four ring Zanussi gas hob with extractor fan over, space and plumbing for a washing machine, wall mounted gas central heating boiler housed in kitchen unit, inset stainless steel sink with mixer tap, spot lighting, well defined space for a table and chairs, ceiling light point, TV point, radiator, tiled flooring.

#### FIRST FLOOR

#### Landing

UPVc double glazed window to the side elevation, ceiling light point, smoke alarm, airing cupboard housing the water tank, access to the loft space.

#### Bedroom One

12'0" x 11'2" max (3.670 x 3.410 max)

UPVc double glazed window to the front elevation, radiator, integrated wardrobes with sliding doors, heating control, ceiling light point.

#### En-suite

9'2" x 3'3" (2.795 x 1.000)

Fully tiled shower enclosure with mixer shower over and spotlight, pedestal wash hand basin, low level WC, tile effect vinyl flooring, UPVc double glazed frosted window to the side elevation, ceiling light point, extractor fan, chrome ladder style radiator.



#### Bedroom Two

11'6" x 9'2" (3.530 x 2.795)

UPVc double glazed window to the rear elevation, radiator, ceiling light point.

#### Bedroom Three

11'1" x 8'8" (3.398 x 2.658)

UPVc double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes with sliding mirrored doors.

#### Family Bathroom

6'8" x 6'2" (2.043 x 1.900)

UPVc double glazed frosted window to the front elevation, panel bath with tiled surround, low level WC, wash hand basin with mixer tap, ceiling light point, radiator, extractor fan, vinyl tile effect flooring.

#### OUTSIDE

#### Front

Well stocked flower beds, pathway leading to front door, paved driveway to the side of the property providing parking for two cars.

#### Rear

Indian stone patio area, lawned area, raised decking area, well stocked raised sleeper beds, fenced boundaries, gated access to the garage.

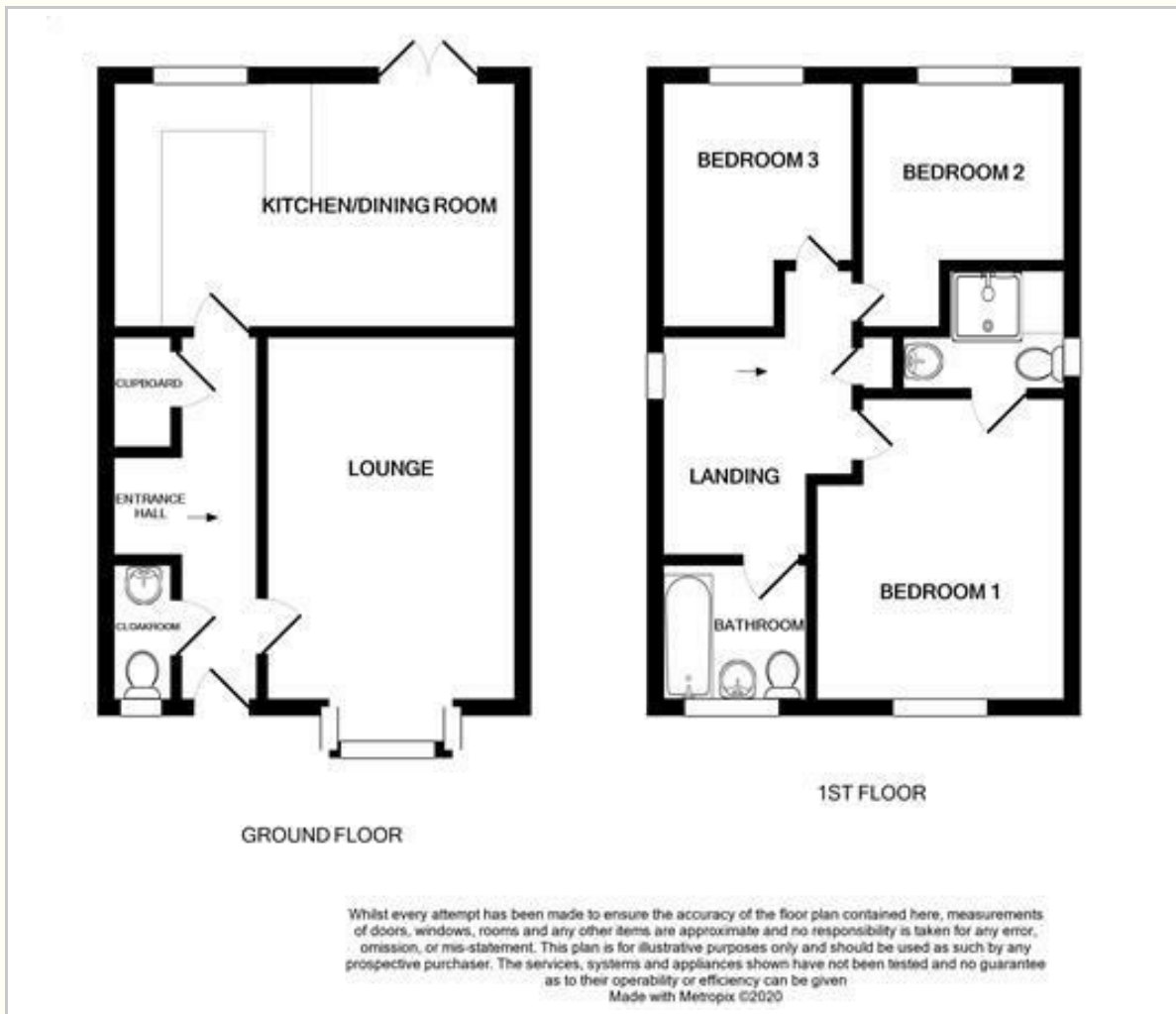
#### Garage

With up and over door power and light.





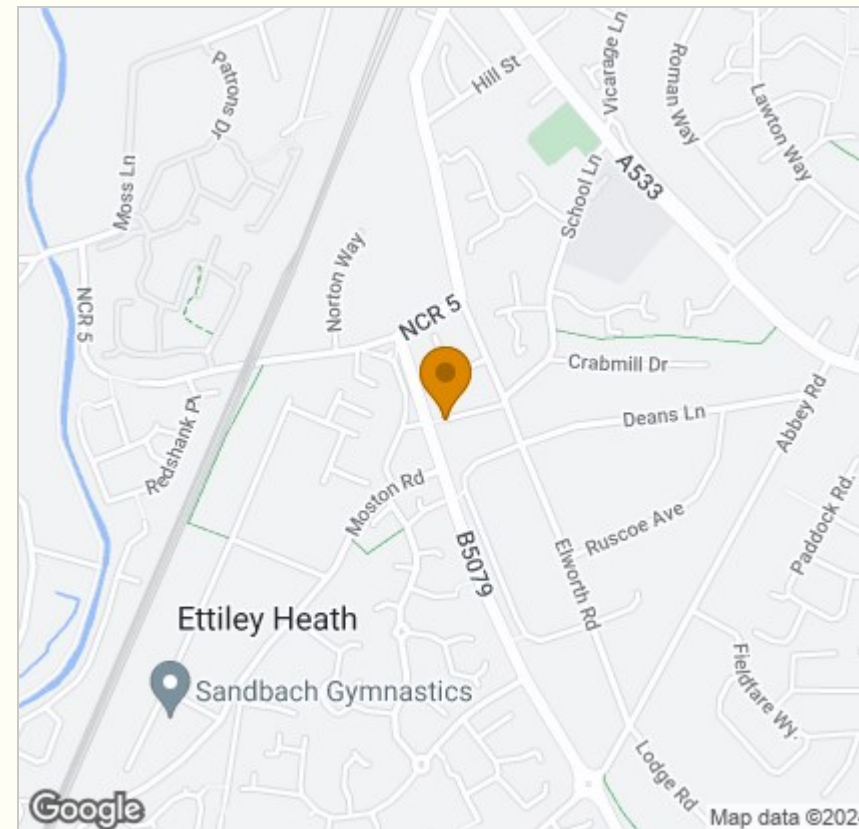
## Floor Plan



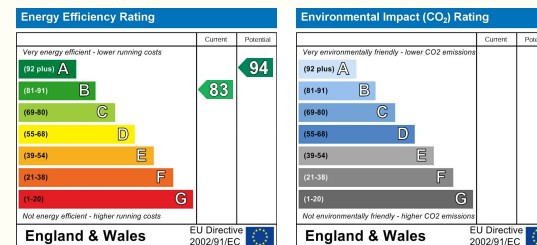
## Viewing

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