



45 Lee Place

CW11 3JZ

Offers In The Region Of £225,000



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STEPHENSON BROWNE



Stunningly beautiful, well presented FREEHOLD property, originally constructed by Taylor Wimpey. Found on a popular development with excellent rail and road links to the M6, Sandbach Town Centre and Middlewich.

Agents Remarks

Stunningly beautiful semi-detached home originally built by Taylor Wimpey, this property can be found nestled on an ever popular development which has excellent transport links to the M6, Sandbach Town Centre and Middlewich.

In brief, the property comprises entrance hallway, cloakroom, large lounge/diner and luxurious kitchen with integrated appliances which completes the ground floor. To the first floor you will find three good sized bedrooms and a family bathroom. Externally, there is a tarmac driveway for two vehicles and a lawn area to the front and an Indian stone patio with shaped lawn area at the rear of the property, perfect for entertaining.

Don't miss out on this beautiful property, call Stephenson Browne to book your viewing today!!

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 with frosted panels, ceiling light point, smoke alarm, tiled flooring, radiator, stairs to the first floor.

Cloakroom

6'2" x 2'11" (1.884 x 0.899)

Low level WC, pedestal wash hand basin with mixer tap, radiator, UPVC double glazed window to the side elevation, smoke alarm, spotlighting.





Lounge Diner

14'5" x 15'0" to the maximum (4.407 x 4.590 to the maximum)

UPVC double glazed doors and windows leading out to the garden, ceiling light point, tv point, radiator, under stairs storage cupboard, decorative paneling.

Kitchen

11'1" x 7'3" (3.383 x 2.210)

Good range of grey gloss wall and base units with contrasting work surface over, integrated dishwasher, integrated washing machine, integrated fridge freezer, four ring gas hob with extractor fan over, tiled surround, integrated lower level oven, cupboard housing the Ideal gas combination boiler, UPVC double glazed window to the front elevation, tiled flooring, spotlighting, extractor fan.

FIRST FLOOR

Landing

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

Bedroom One

7'11" x 13'7" (2.414 x 4.158)

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

Bedroom Two

7'11" x 11'11" (2.428 x 3.636)

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

Bedroom Three

9'1" x 6'2" (2.790 x 1.891)

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

Bathroom

6'1" x 6'1" (1.866 x 1.859)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer shower over, spotlighting, extractor fan, radiator, tiled flooring, partly tiled walls, shaver point, UPVC double glazed frosted window to the front elevation.

OUTSIDE

Front

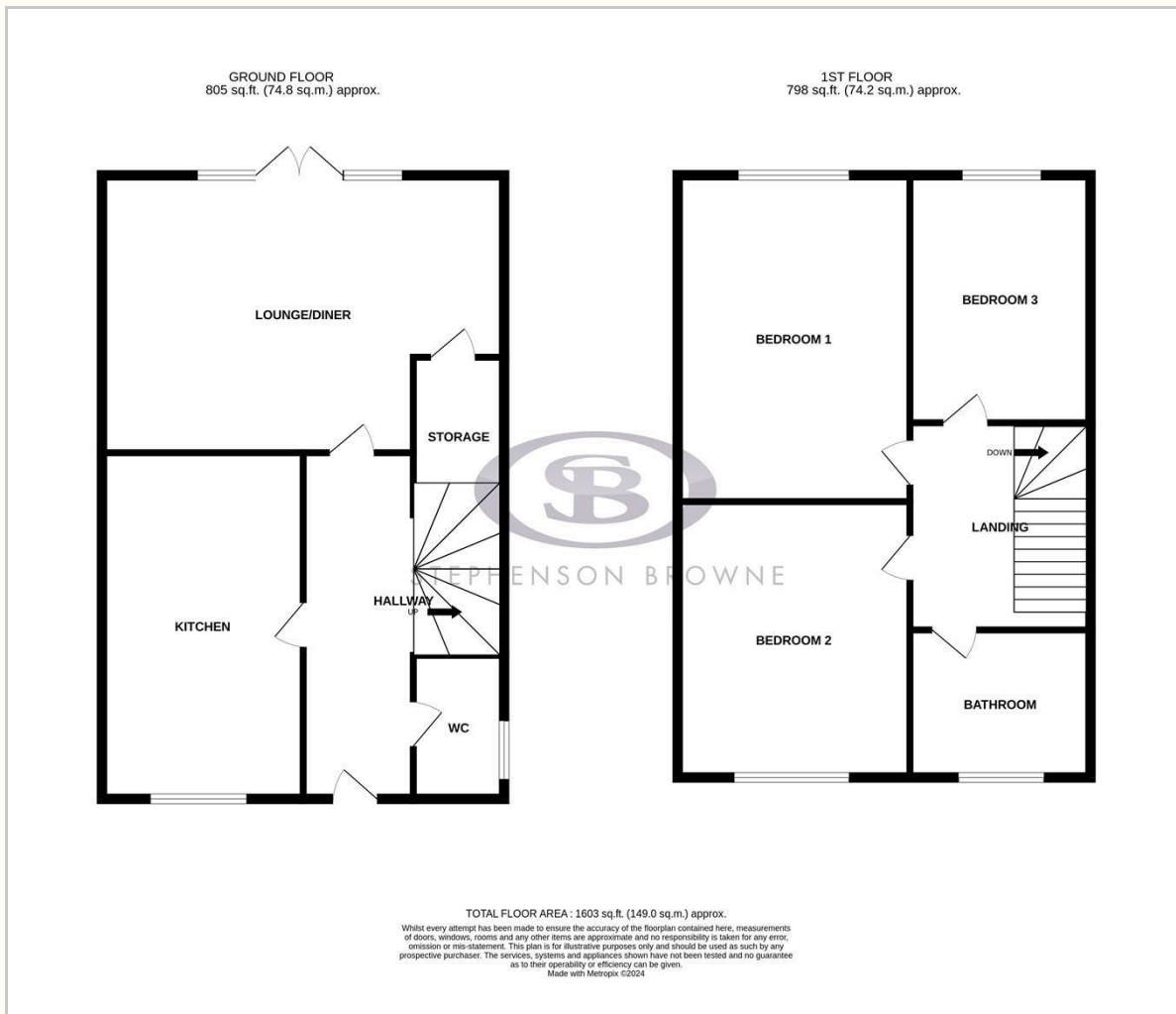
Tarmac driveway, shaped lawn area.

Rear

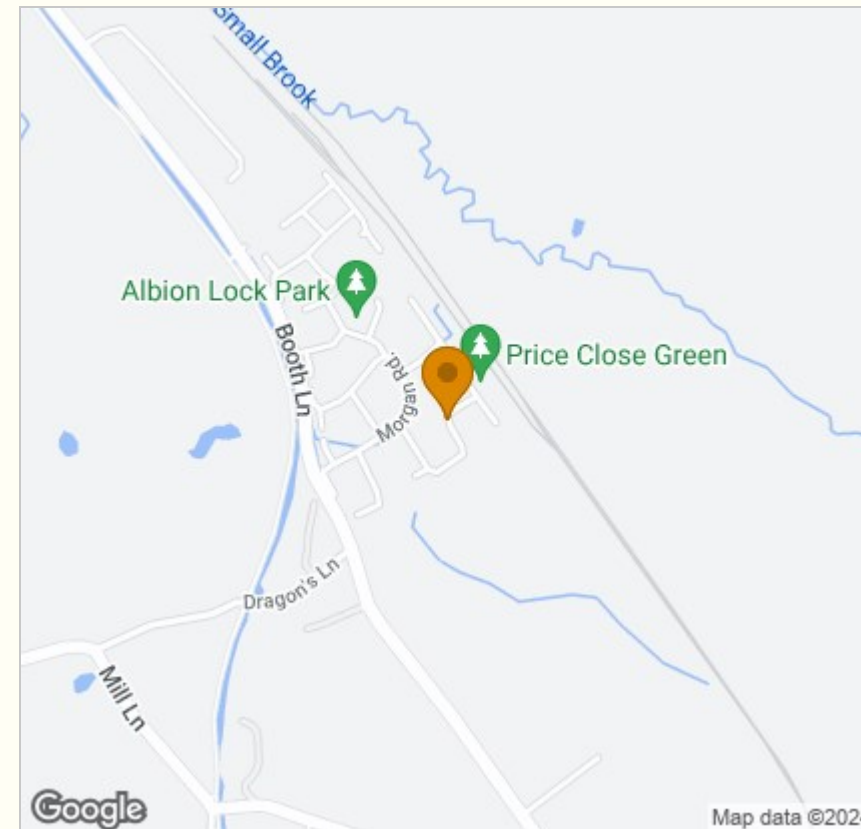
Lawn area, Indian stone patio, garden shed, fence boundaries, gate leading to the front.



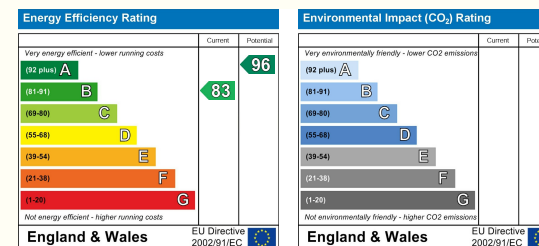
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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