



18 Hungerford Place

CW11 4PP

Guide Price £295,000



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STEPHENSON BROWNE



Situated in a desirable area of Sandbach is this gorgeous, three bedroom semi-detached property. Having been updated by its current owners and boasting a fantastic size garden, this property is not to be missed!

Agents Remarks

This charming property with a character feel can be found in a popular residential area close to schools and local amenities. This beautiful home needs to be seen to be appreciated!

In brief, the property comprises of; entrance hallway, beautiful great sized lounge, kitchen, cloakroom and a sun room completes the downstairs. To the first floor there are three good sized bedrooms, access to the fully usable loft room, and a family bathroom. Externally, there is ample off road parking provided by a tarmac driveway and gravelled front. To the rear of the property is a large garden with patio area.

This property has been tastefully modernised and decorated throughout, it will suit a multitude of buyers including families and those looking to downsize. Do not miss out on this stunning home, book a 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

Composite front door with frosted panel and stained glass inserts, radiator, ceiling light point, stairs to the first floor, UPVC double glazed window to the side elevation.

Lounge

15'7" x 14'9" to the maximum (4.751 x 4.506 to the maximum)

UPVC double glazed bay window to the front elevation, two radiators, ceiling light point, inset multi fuel burner with wooden mantel and slate hearth, tv point.

Kitchen

16'6" x 10'3" to the maximum (5.039 x 3.131 to the maximum)

Good range of wood effect wall and base units with contrasting work surface over, inset 1.5l bowl stainless steel sink with mixer tap and drainer, space for under counter fridge, space for under counter freezer, space and plumbing for dishwasher and washing machine, integrated low level oven, four ring gas hob with extractor fan over, tiled surround, two ceiling light points, under stairs storage cupboard, wood effect vinyl flooring, UPVC double glazed window to the rear elevation.

Hallway

Smoke alarm, tiled flooring.





Cloakroom

5'5" x 2'10" (1.676 x 0.875)

Low level WC, wall hung wash hand basin, radiator, ceiling light point, tile effect vinyl flooring, wooden frosted window to the rear elevation.

Sun Room

9'1" x 7'10" (2.777 x 2.399)

Wooden door leading out to the garden, UPVC double glazed window to the side elevation and UPVC sliding doors leading out to the garden, tiled flooring, radiator.

Landing

Ceiling light point, UPVC double glazed window to the side elevation, loft hatch giving access to loft space.

Bedroom One

13'7" x 10'4" to the maximum (4.160 x 3.167 to the maximum)

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

Bedroom Two

10'4" x 10'4" (3.171 x 3.154)

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

Bedroom Three

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

Bathroom

6'7" x 6'8" (2.021 x 2.046)

Low level WC, pedestal wash hand basin with mixer tap, pea shaped bath with waterfall and mixer shower over, ceiling light point, UPVC double glazed frosted window to the rear elevation, chrome ladder style radiator, extractor fan, tile effect vinyl flooring, fully tiled walls.

Loft Room

9'0" x 10'3" into the eaves (2.754 x 3.137 into the eaves)

Velux skylight to the rear elevation, ceiling light point, eaves storage cupboard.

OUTSIDE

Front

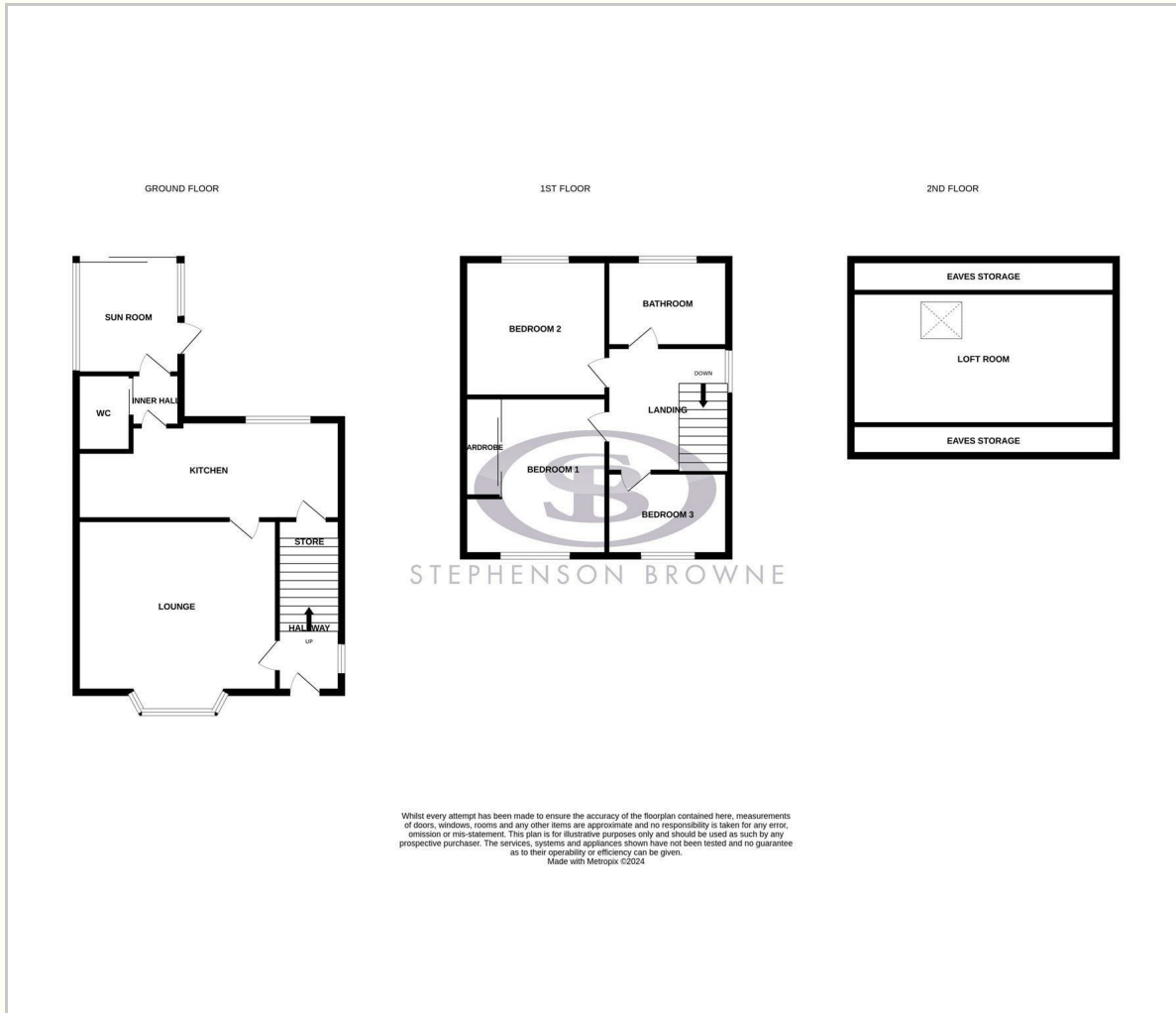
Tarmac driveway, graveled front giving ample off road parking.

Rear

Small patio area, gate leading to the front, laid to lawn, fence boundaries.



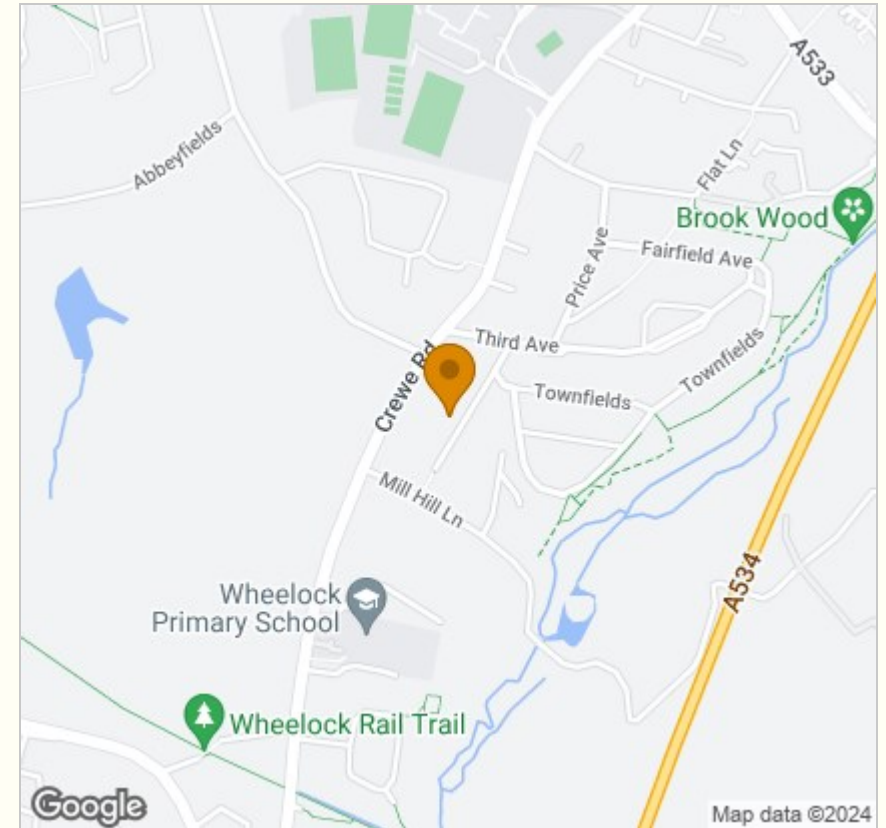
Floor Plan



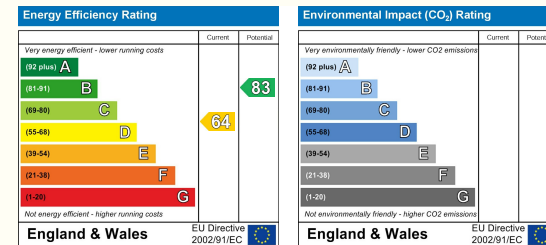
Viewing

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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