



**20 Sunnymill Drive**

CW11 4NB

**£220,000**



3



2



1



c



STEPHENSON BROWNE

Upon a sought after and well-established development within walking distance to Sandbach Town Centre this three Bed home is perfectly situated for an array of buyers and has NO ONWARD CHAIN.

### Agents Remarks

Sunnymill Drive was originally constructed by Bellway Homes and forms an enviable location which is easy for day to day living, a number of schools being nearby and amenities on the doorstep. Surely one of if not the most central housing developments in Sandbach. This is a fantastic opportunity to purchase this fabulous three bedroom, semi-detached townhouse found on a popular development close to the heart of Sandbach Town Centre, local schools and amenities.

In brief, the property comprises; entrance hallway, lounge, kitchen diner and cloakroom completes the downstairs. To the first floor you will find two double bedrooms and a bathroom. To the second floor there is a large master bedroom benefitting from an en suite. Externally, there is a gate leading up to the property and a low maintenance patio garden to the rear along with a garage and off road parking for up to two vehicles.

Call us to arrange 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

Front door with glass panel, ceiling light point, UPVC double glazed window to the side elevation, radiator, stairs to the first floor.

#### Lounge

12'0" x 12'4" (3.674 x 3.765)

UPVC double glazed window to the front elevation, radiator, ceiling light point, tv point, gas fire with wooden surround and slate hearth.

#### Kitchen

11'8" x 15'7" (3.581 x 4.759)

Good range of wooden fronted wall and base units with contrasting work surface over, inset 1.5l bowl stainless steel sink, integrated low level oven, four ring gas hob with extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge freezer, tiled surround, UPVC double glazed window to the rear elevation and double doors leading out to the garden, tiled flooring, two strip lights, under stairs storage cupboard, radiator.





#### **Cloakroom**

3'0" x 5'6" (0.921 x 1.677)

Low level WC, wall hung wash hand basin, ceiling light point, extractor fan, radiator, tiled flooring.

#### **FIRST FLOOR**

##### **Landing**

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

##### **Bedroom Two**

8'8" x 15'7" (2.648 x 4.755)

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

##### **Bedroom Three**

9'0" x 9'3" (2.760 x 2.829)

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

##### **Bathroom**

9'0" x 5'11" (2.765 x 1.825)

Low level WC, pedestal wash hand basin, panel bath with tiled surround, radiator, ceiling light point, extractor fan, wood effect vinyl flooring.

#### **SECOND FLOOR**

##### **Landing**

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

##### **Bedroom One**

14'6" x 12'6" to the maximum (4.429 x 3.817 to the maximum)

Two ceiling light points, access to loft space, two UPVC double glazed windows to the front elevation, two radiators, fitted wardrobes with sliding mirrored doors, storage cupboard.

##### **En Suite**

5'1" x 8'1" (1.558 x 2.464)

Low level WC, pedestal wash hand basin, fully tiled corner shower enclosure with mixer shower over, radiator, ceiling light point, extractor fan, wood effect vinyl flooring, Velux skylight to the rear elevation.

#### **OUTSIDE**

##### **Front**

##### **Rear**

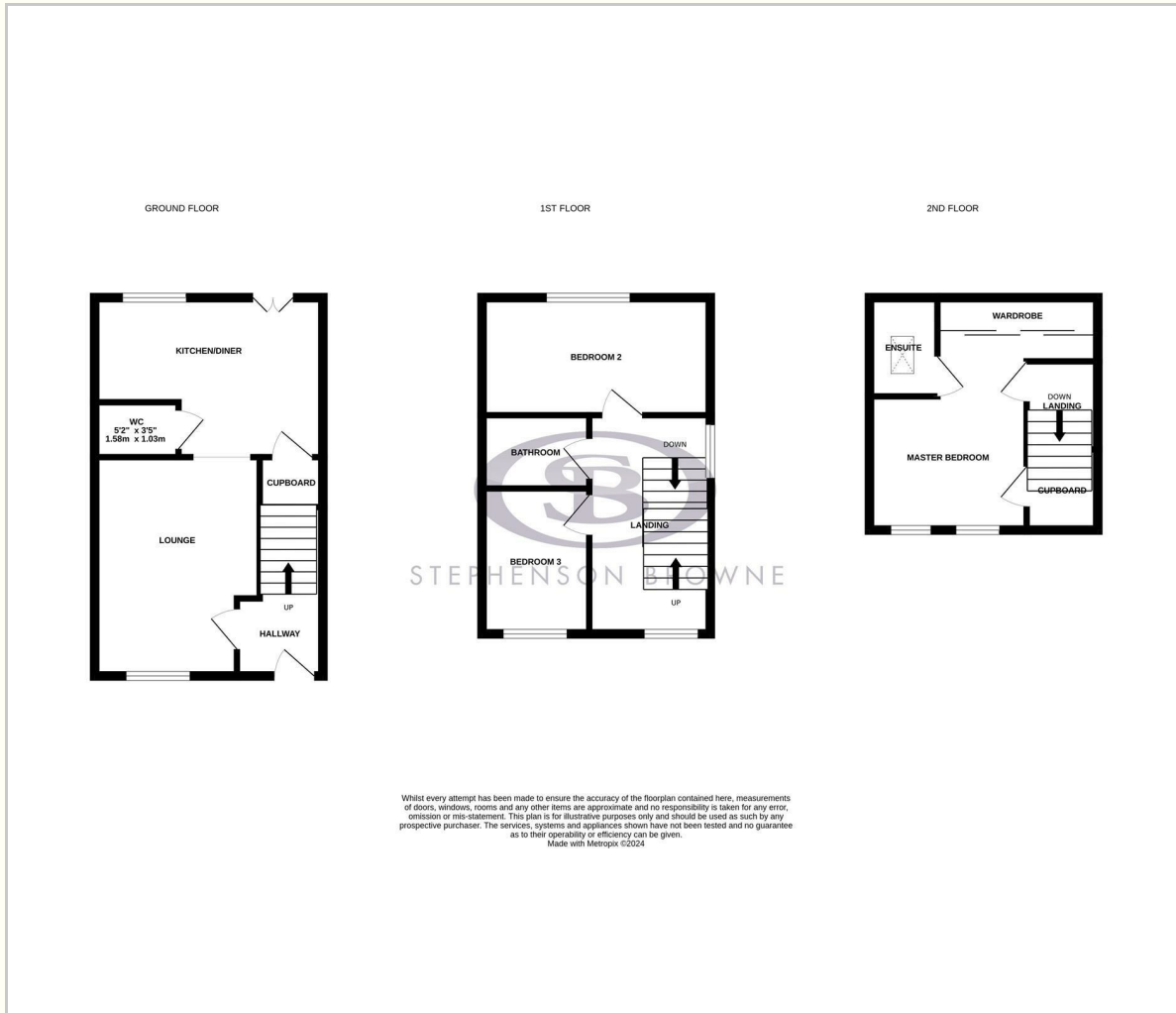
Low maintenance patio garden, gate leading to parking space.

##### **Garage**

Up and over door, personnel door, power and lighting.



## Floor Plan



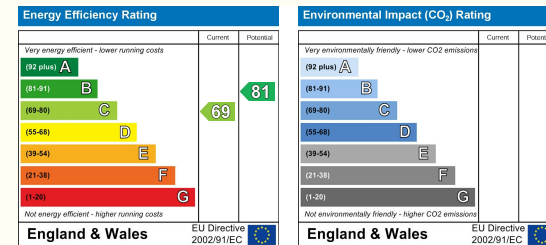
## Viewing

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