



39 Queens Drive

CW11 1BN

Guide Price £295,000



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STEPHENSON BROWNE

Beautifully presented and recently renovated three bedroom semi-detached property found in a popular location, close to local schools and amenities.

Agents Remarks

Remarkable three bedroom FREEHOLD semi-detached property that has been recently extended and renovated by its current owners and is found in a desirable location close to local schools and amenities.

In brief, the property comprises of; entrance hallway, spacious lounge, beautiful large fitted kitchen/diner, downstairs shower room. To the first floor, there are two double bedrooms and one single bedroom and a family bathroom. Externally, there is ample off road parking to the front of the property with an EV charger and a spacious garden with Natural Stone Patio area, large lawn area and garden shed.

This beautiful property has spacious, well planned accommodation that would suit a multitude of buyers. Don't miss out on this lovely property, call Stephenson Browne today to book your viewing!!

Location

ACCOMMODATION

Entrance Hallway

UPVC double glazed front door with stained panels and frosted window, spotlighting, smoke alarm, under stairs storage cupboard, white panel radiator, solid oak flooring, stairs to the first floor.

Lounge

20'1" x 12'6" to the maximum (6.122 x 3.820 to the maximum)

UPVC double glazed window to the front elevation, two grey panel wall radiators, solid oak flooring, two ceiling light points, tv point.

Kitchen Diner

16'9" x 11'5" opening up into 24'0" (5.116 x 3.484 opening up into 7.318)

UPVC triple glazed to the rear elevation, triple glazed bi-folding door to the rear elevation, UPVC double glazed lantern to the ceiling, spotlighting, Good range of grey gloss handle less wall and base units with contrasting work surface over, inset under mount 1.5l bowl stainless steel sink with mixer tap, integrated dishwasher, integrated five ring gas hob with extractor fan over, integrated double oven, integrated microwave, tiled surround, space and plumbing for washing machine, space and plumbing for dryer, well defined space for table and chairs, space for American style fridge freezer, tiled flooring, two grey paneled radiators, tv point, UPVC double glazed window to the side elevation, spotlighting throughout.





Shower Room

6'4" x 2'7" (1.950 x 0.803)

Low level WC into grey gloss vanity unit, wash hand basin with mixer tap into grey gloss vanity unit, shower enclosure with vinyl cladding with waterfall and mixer shower over, spotlighting, tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side elevation, ceiling light point, access to loft space.

Bedroom One

13'3" x 10'2" (4.042 x 3.103)

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

Bedroom Two

12'2" x 6'8" (3.713 x 2.044)

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

Bedroom Three

8'5" x 8'2" to the maximum (2.579 x 2.490 to the maximum)

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

Bathroom

6'4" x 6'11" to the maximum (1.945 x 2.117 to the maximum)

Low level WC, pedestal wash hand basin, panel bath with electric shower over, tiled walls, radiator, UPVC double glazed window to the rear elevation, ceiling light point, airing cupboard, Linoleum flooring.

OUTSIDE

Front

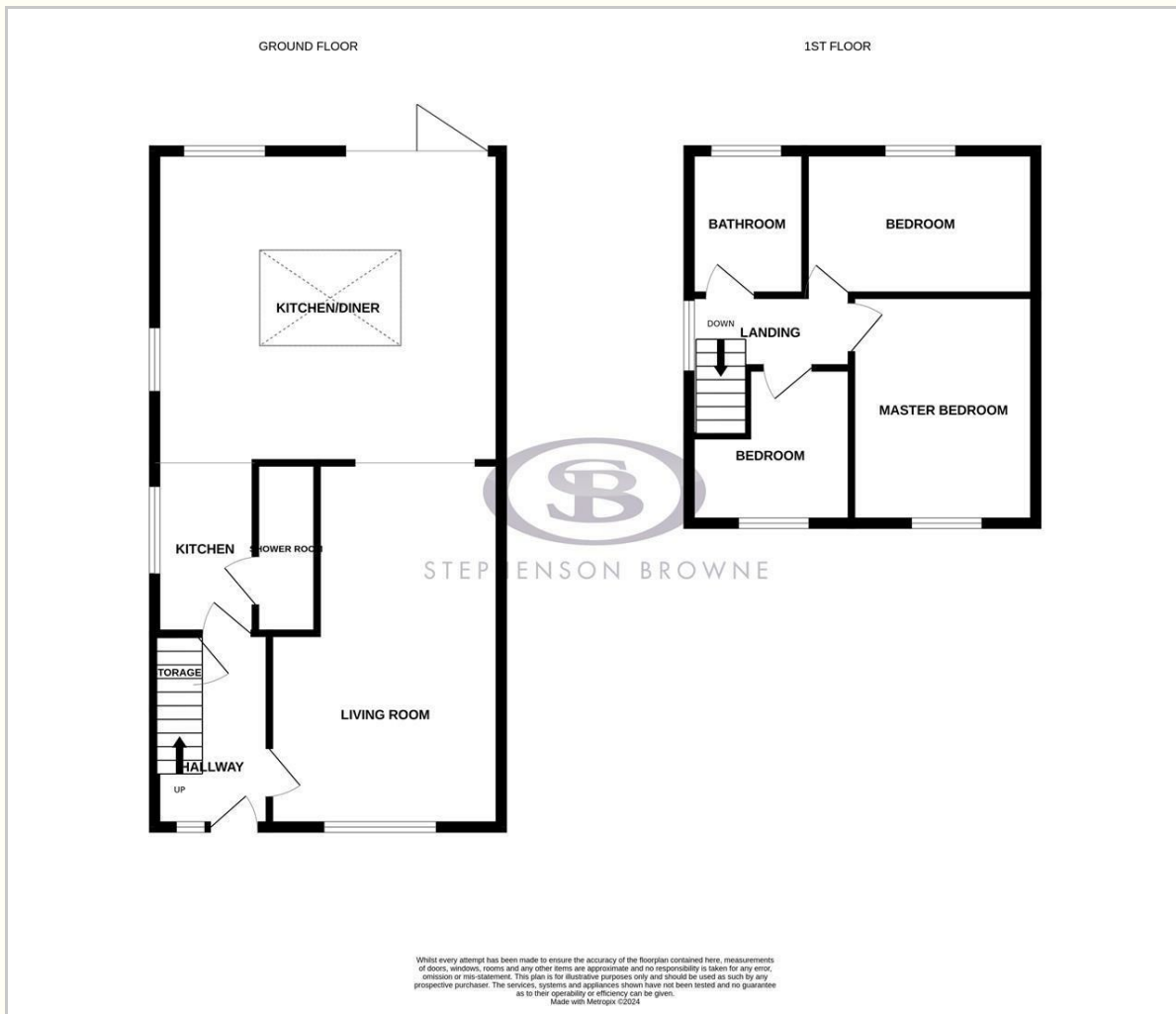
Laid to patio driveway with brick boundaries, EV charger.

Rear

Natural stone patio, additional lawn area, detached garage with up and over door and personnel door to the side, garden shed, fence boundaries.



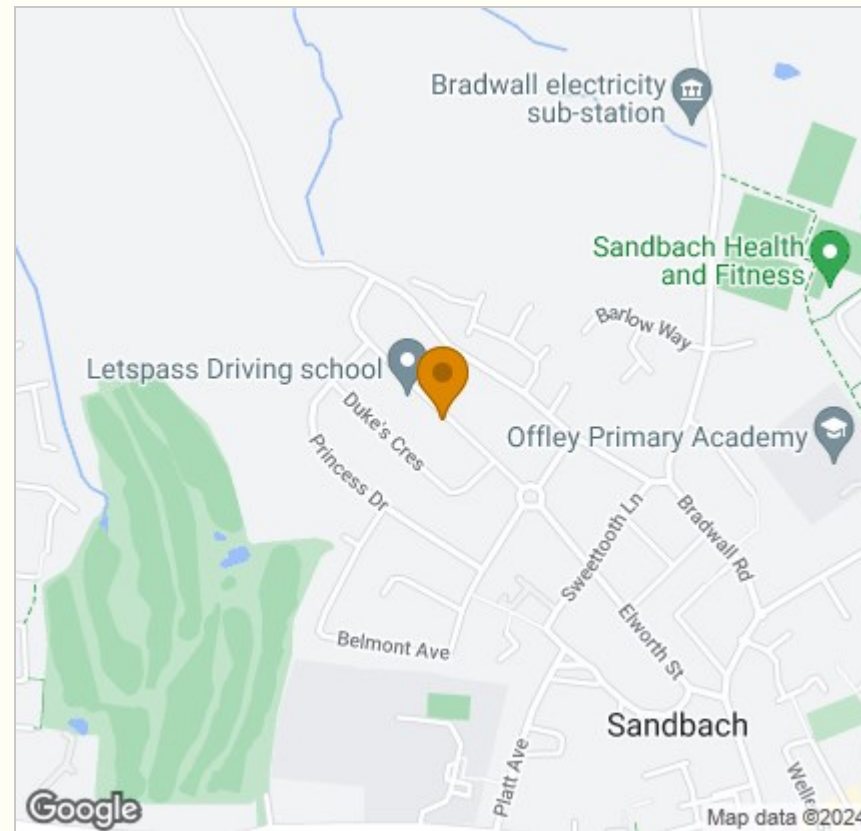
Floor Plan



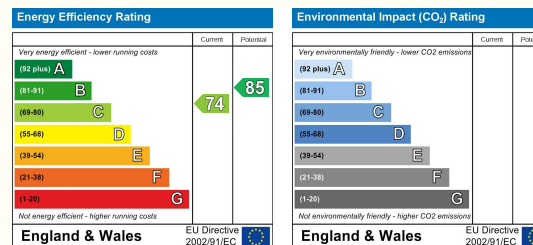
Viewing

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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