



94 Heron Way

CW11 3AU

Guide Price £205,000



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STEPHENSON BROWNE

Originally constructed by Bellway Homes, this excellent three bedroom semi-detached home offers superb modern accommodation with canal side walks on the doorstep.

Agents Remarks

This now well established delightful small development borders the Trent and Mersey canal so you will find paths and trails right from the doorstep to enjoy at your leisure. This leafy environment forms a great place to raise a family and it is well situated with easy road links to Crewe, Middleswich and of course into Sandbach.

Internally the accommodation provides modern décor and well planned accommodation, briefly comprising; Entrance Hall, Cloakroom, Lounge, Dining Kitchen with double doors to the garden, and to the First Floor there are three Bedrooms and the Family Bathroom.

Outside there is a driveway providing off road parking to the front and rear, and an enclosed rear garden with a lawned area and patio.

A delightful modern home which we recommend to view for full appreciation.

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 front door with frosted panel, ceiling light point, wood effect laminate flooring, radiator.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, wood effect laminate flooring, ceiling light point, UPVC double glazed window to the front elevation, radiator.





Lounge

14'9" x 13'3" (4.52m x 4.04m)

UPVC double glazed window to the front elevation, ceiling light point, radiator, wood effect laminate flooring, TV point, media wall, under-stairs storage cupboard, carbon monoxide alarm, smoke alarm.

Kitchen/Dining Room

14'9" x 9'1" (4.52m x 2.79m)

A good range of cream gloss wall and base units with contrasting work-surface over, integrated fridge/freezer, integrated low level oven, four ring gas hob with extractor fan over, inset one-and-a-half bowl stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, cupboard housing the gas combination boiler, decorative panelling, tiled splash-back wood effect vinyl flooring, two ceiling light points, radiator, UPVC double glazed window to the rear elevation, UPVC double glazed doors leading out to the garden.

FIRST FLOOR

Landing

Ceiling light point, radiator, smoke alarm, access to the loft space, storage cupboard, decorative panelling

Bedroom One

12'0" x 8'0" (3.66m x 2.46m)

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

Bedroom Two

10'5" x 8'2" (3.20m x 2.49m)

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

Bedroom Three

6'5" x 6'5" (1.98m x 1.96m)

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

Family Bathroom

Panel bath with mixer shower over, low level WC, pedestal wash hand basin with mixer tap, UPVC double glazed frosted window to the front elevation, radiator, partly tiled walls, tiled flooring, ceiling light point, extractor fan.

OUTSIDE

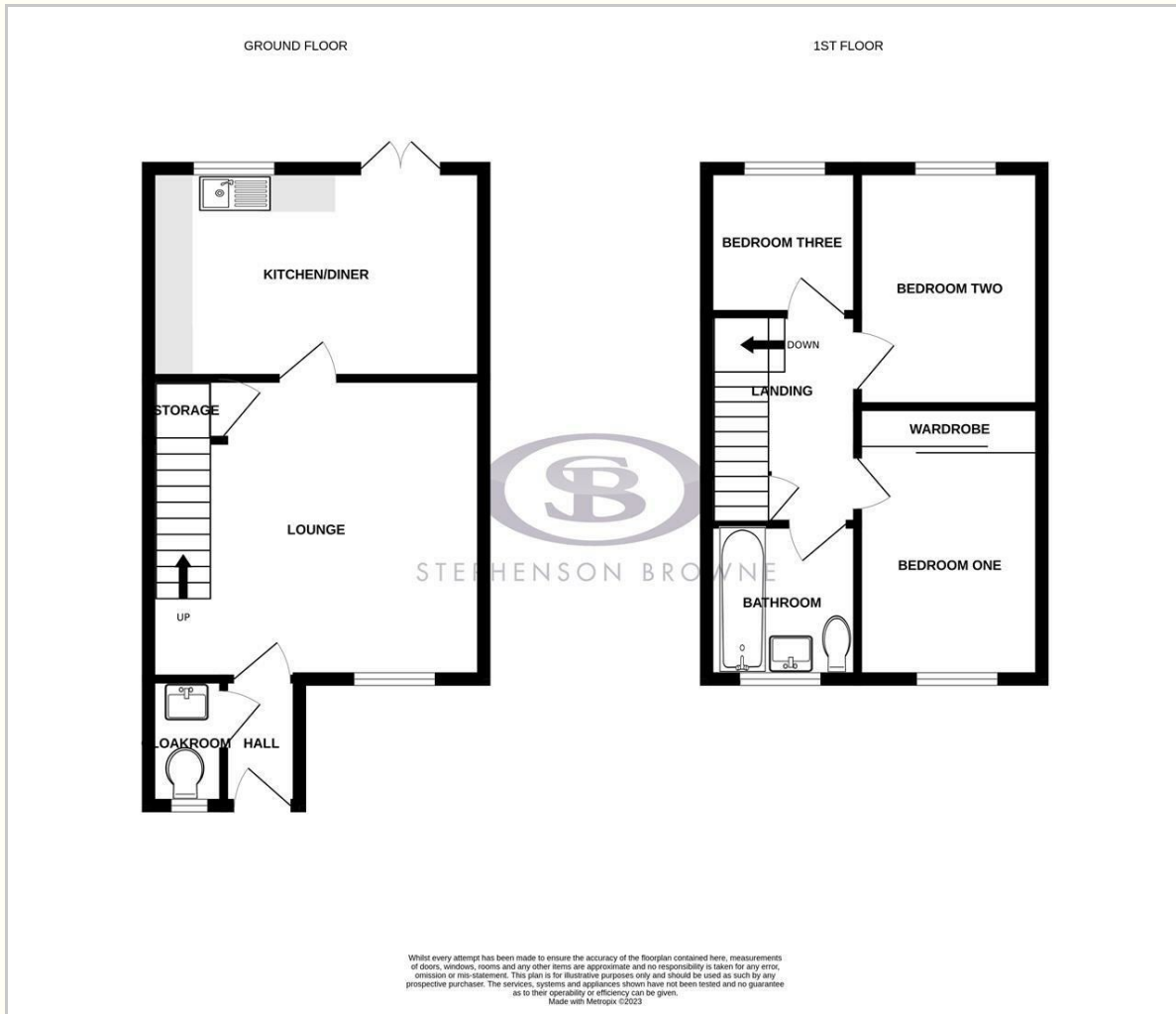
Front

Tarmac driveway, slate chippings, pathway leading up to front door.

Rear

Patio area with Pergola, laid to lawn, gate to the side, fenced boundaries.

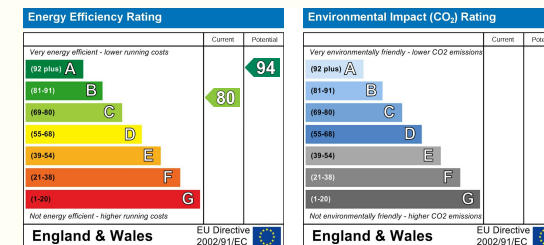
Floor Plan



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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