



103 Middlewich Road
CW11 1FH
Guide Price £470,000



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STEPHENSON BROWNE

This well established, four bedroom, detached family home is one that must be viewed to be fully appreciated!

Agents Remarks

Situated on the desirable Middlewich Road this home is in a great location, especially at this point of the road enjoying leafy surroundings and a large frontage, setting the property back nicely from the road. Ideally placed within walking distance for local primary schools as well as Sandbach Boys and Girls Schools being just a few minutes away. The Town itself is just a little further along providing excellent fresh supplies from the local market/grocers, deli shops, cafes and plenty of wine bars and pubs to choose from.

Some original quirks of the property have been retained and the rest is brimming with opportunity for potential development and/or renovations.

Internally the accommodation for this tremendous residence is spacious with room sizes that are perfect for families to grow into and entertain to their hearts content. The property briefly comprises; Entrance Hall, Dining Room, Lounge, Breakfast Kitchen, Utility, Cloakroom, the Master Bedroom with an En-Suite and to the First Floor, three Bedrooms with two benefiting from fitted wardrobes, and finally a Family Bathroom concludes the internal accommodation.

Outside you will find the extensive rear garden which benefits from a great size Garage, decking areas, fish pond and vegetable patches. At the front of the property is the sweeping driveway for ample off road parking.

We strongly recommend a viewing inspection to fully appreciate the location, size and excellent condition.

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 wood effect door with frosted panels. two ceiling light points, smoke alarm, carbon monoxide alarm, radiator, under-stairs storage cupboard, stairs to the first floor.

Dining Room

10'9" x 12'0" (3.287m x 3.665m)

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

Lounge

19'7" x 13'5" to the maximum (5.977m x 4.104m to the maximum)

UPVC double glazed window to the front elevation, radiator, four wall lights, TV point.

Dining Kitchen

19'7" x 11'11" (5.975m x 3.655m)

A range of white fronted wall and base units with contrasting work-surface over, space and plumbing for dishwasher, space for electric cooker, inset stainless steel sink unit with mixer tap and drainer, breakfast bar, well defined space for table and chairs, radiator, UPVC double glazed windows to the side and rear elevations, partly tiled walls, vinyl flooring, ceiling light point and spotlighting. Open archway into:





Utility Room

2'10" x 8'1" (0.876m x 2.472m)

UPVC double glazed window frosted window to the rear elevation, space and plumbing for washing machine, space for tall fridge/freezer, tiled walls, vinyl flooring, strip lighting.

Cloakroom

5'7" x 2'10" (1.727m x 0.882m)

Low level WC. wall hung wash hand basin, UPVC double glazed frosted window to the rear elevation, radiator, vinyl flooring, ceiling light point.

Inner Hallway

Ceiling light point.

Bedroom One

12'2" x 12'10" to the maximum (3.716m x 3.926m to the maximum)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, fitted wardrobes and over-bed storage, TV point, space for double bed.

En-Suite

6'0" x 5'10" (1.843m x 1.782m)

Low level WC, wash hand basin inset into vanity storage below. bidet, shower enclosure with electric shower over, fully tiled walls, carpeted flooring, radiator, strip lighting, UPVC double glazed frosted window to the side elevation, extractor fan.

FIRST FLOOR

Landing

Ceiling light point, UPVC double glazed frosted window, radiator, smoke alarm, access to the loft space.

Bedroom Two

10'9" x 10'9" (3.296m x 3.290m)

UPVC double glazed curved window to the front elevation, ceiling light point, radiator, fitted wardrobes and shelving.

Bedroom Three

11'11" x 9'11" (3.655m x 3.023m)

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

Bedroom Four

10'9" x 6'6" (3.284m x 1.989m)

UPVC double glazed windows to the rear and side elevation, ceiling light point, radiator.

Bathroom

5'0" x 10'6" (1.525m x 3.201m)

Panel bath, low level WC, pedestal wash hand basin, storage cupboard, ceiling light point, UPVC double glazed frosted window to the rear elevation, radiator, fully tiled walls. carpeted flooring.

OUTSIDE

Front

Well stocked flower beds. shrubbery, hedge boundaries

Rear

Two wooden side gates giving access to the front, greenhouse, two pergolas with decking, block paved and flagged patio, garden pond, rockery area, shrubbery, well stocked flower beds, fence boundaries, vegetable patches.

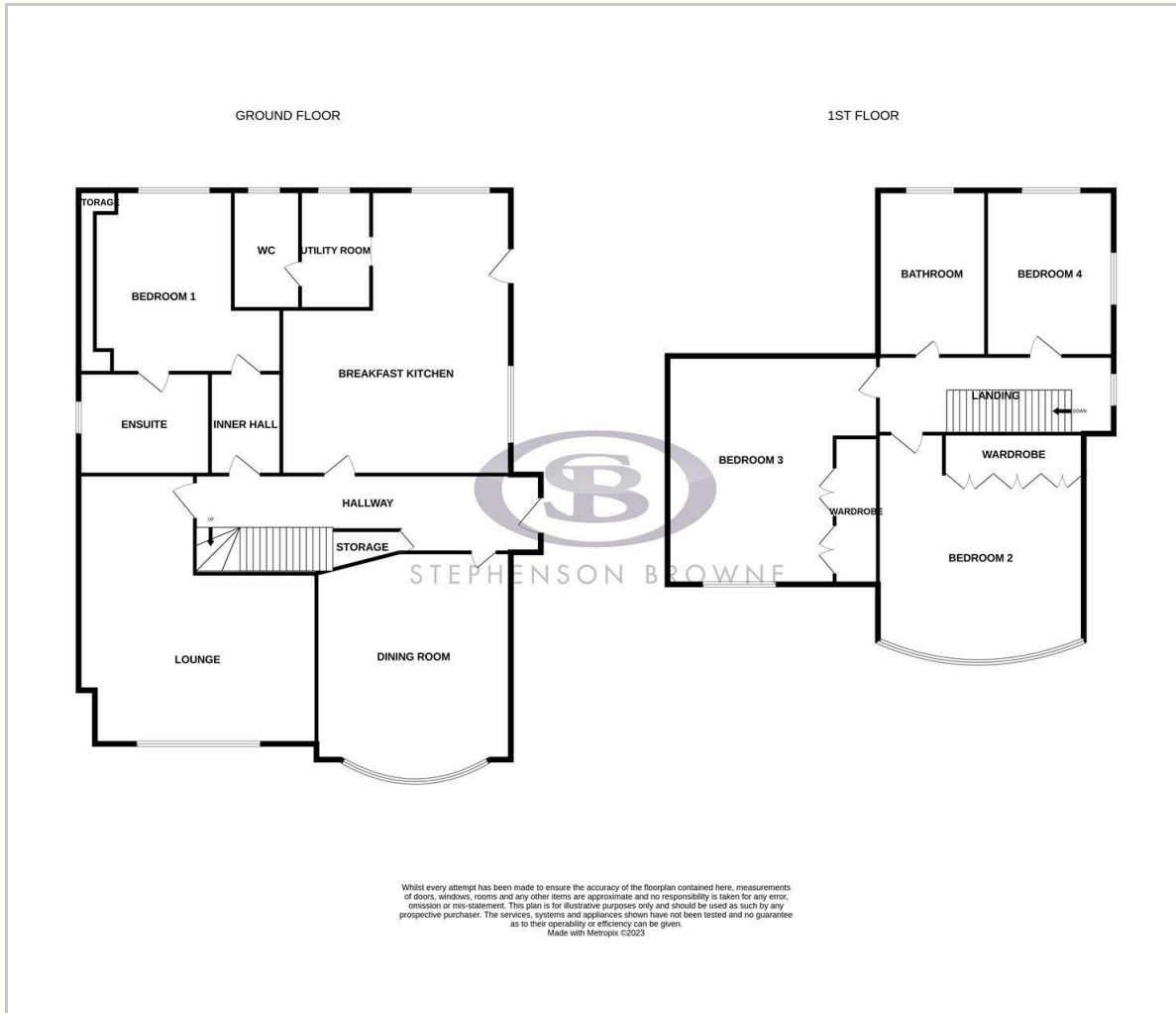
Garage

8'8" x 39'7" (2.648m x 12.085m)

Brick garage, three wooden windows to the side elevation, wooden door to the side elevation, electric roller door to the front elevation, light and power.



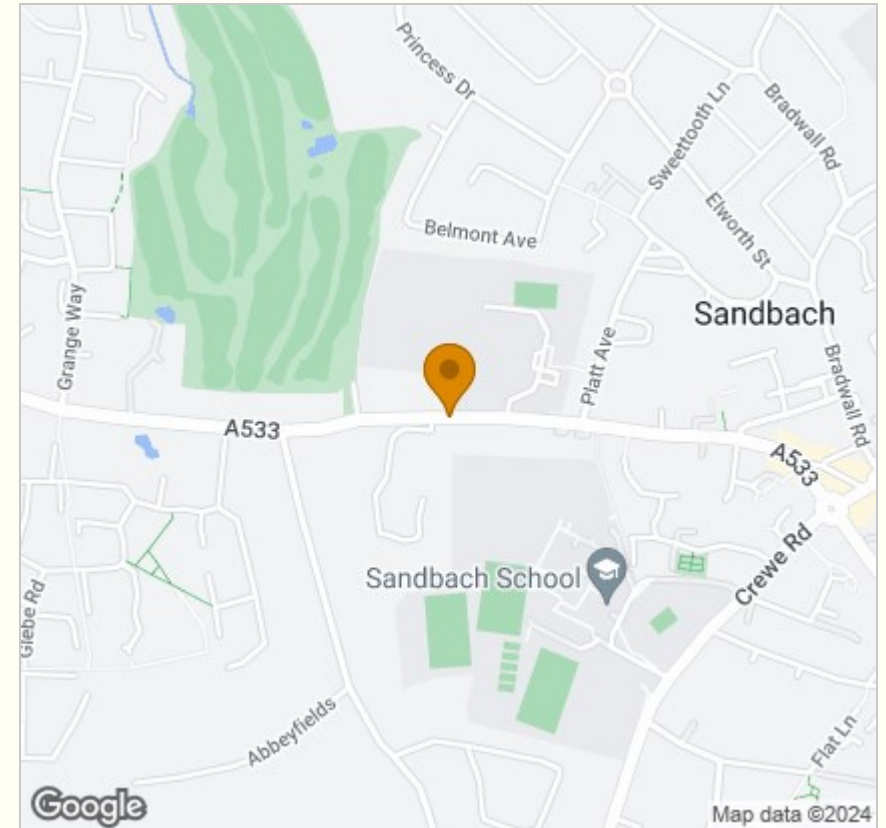
Floor Plan



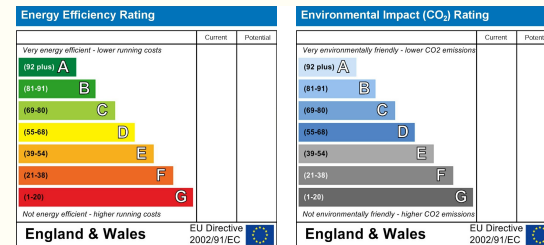
Viewing

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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