



8 Ramblers Way

CW11 4DA

£260,000



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STEPHENSON BROWNE

Originally constructed by Morris homes, this beautiful property needs to be seen to be appreciated. Found on a popular development close to the heart of Sandbach town centre, shops, schools and local amenities.

Agents Remarks

This beautiful property, originally constructed by Morris Homes comes very highly recommended and is found on a popular development close to the heart of Sandbach town centre, schools and local amenities.

Briefly comprising; entrance hallway, cloakroom, lounge and dining kitchen makes up the ground floor. To the first floor, there are three bedrooms with the master benefitting from an en suite. Externally, there is a pathway leading up to the property with a driveway and garage with up and over door, power and lighting to the front of the property. At the rear, there is a garden with fence and brick boundaries.

We don't anticipate this property to be around for long, call Stephenson Browne to book your 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, ceiling light point, stairs to first floor, radiator.

Cloakroom

6'1" x 3'1" (1.865 x 0.963)

Low level WC, wash hand basin with mixer tap and tiled splash back, radiator, ceiling light point, extractor fan.

Lounge

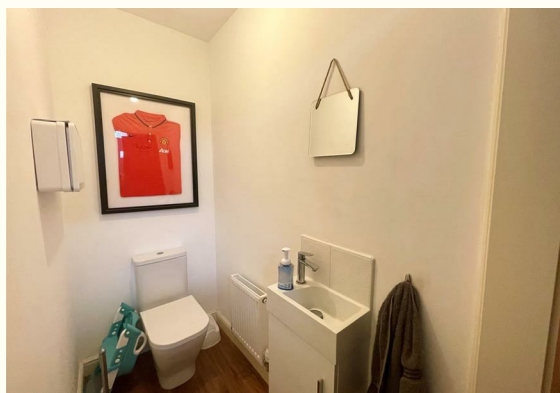
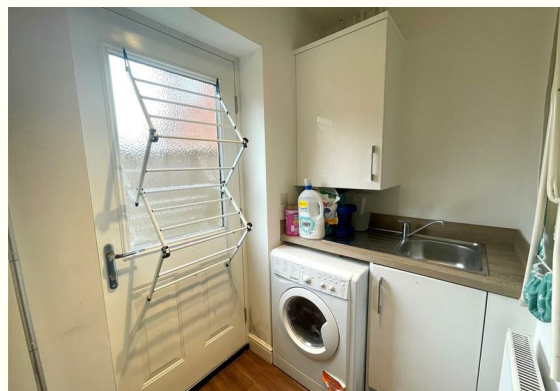
18'2" x 15'9" (5.551 x 4.812)

Two UPVC double glazed windows to the front elevation, one to the side elevation, radiator, tv point, ceiling light point,

Dining Kitchen

16'1" x 9'6" (4.922 x 2.907)

Good range of white fronted wall and base units with contrasting work surface over, four ring gas hob with extractor fan over, inset 1.5l bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated oven, integrated fridge freezer, spotlighting, ceiling light point, tiled surround, UPVC double glazed window to the front elevation, UPVC double glazed doors leading out to the garden, radiator, wood effect vinyl flooring.





Utility

6'7" x 6'4" (2.012 x 1.951)

Wall and base units continued, inset stainless steel sink with mixer tap and drainer, ceiling light point, radiator, space and plumbing for washing machine, UPVC double glazed door with frosted panel leading out to the garden.

FIRST FLOOR

Landing

UPVC double glazed window to the front and rear elevation, two ceiling light points, smoke alarm, access to loft space, storage cupboard.

Bedroom One

8'8" x 13'5" (2.656 x 4.109)

UPVC double glazed window to the side elevation, radiator, ceiling light points, fitted wardrobes,

En Suite

4'3" x 2'3" (1.313 x 0.701)

Low level WC, wall hung wash hand basin with mixer tap, fully tiled shower enclosure with mixer shower over, radiator, spotlighting, extractor fan, UPVC double glazed frosted window to the rear elevation, partly tiled walls, tile effect laminate flooring, shaver point.

Bedroom Two

9'8" x 7'7" (2.965 x 2.316)

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

Bedroom Three

7'6" x 9'8" (2.307 x 2.967)

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

Bathroom

6'5" x 6'5" (1.960 x 1.963)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with electric shower over, UPVC double glazed frosted window to the front elevation, spotlighting, extractor fan, radiator.

OUTSIDE

Front

Pathway leading up to the front door, laid to lawn area, driveway to the front, access to the garage which has up and over door, power and lighting.

Rear

Laid to lawn with fence and brick boundaries.



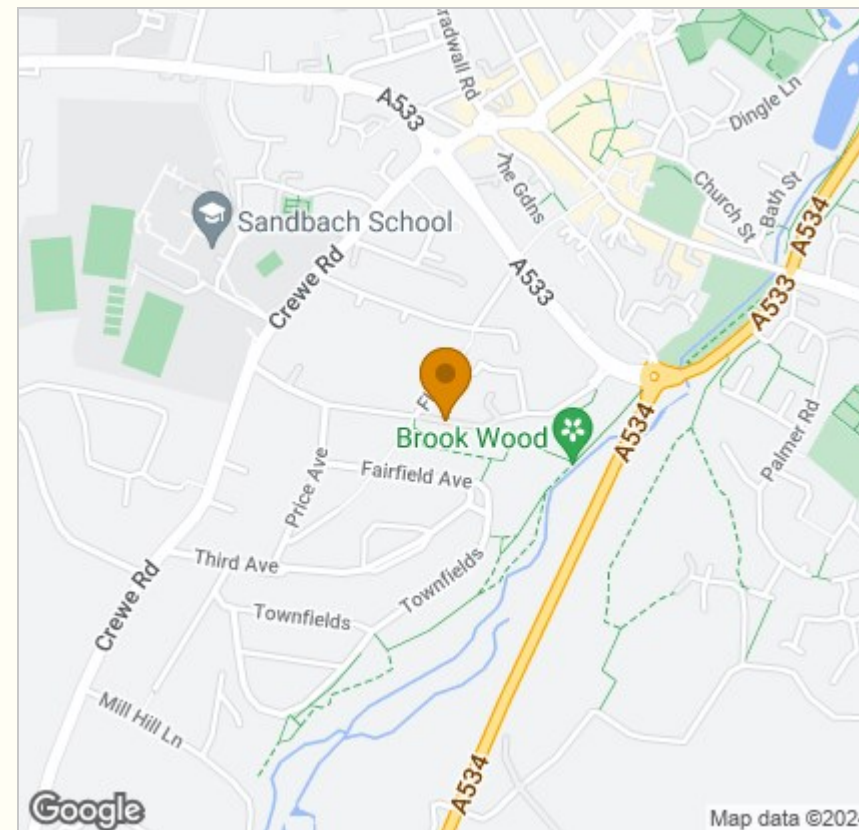
Floor Plan



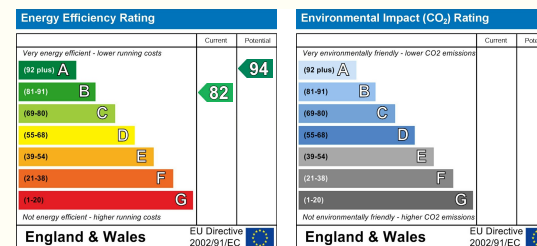
Viewing

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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