



8 Bagmere Close

CW11 1WD

Guide Price £365,000



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STEPHENSON BROWNE

This stunning property has been renovated and extended by its current owners and would suit an array of buyers.

Agents Remarks

Situated in a popular area close to schools and fantastic amenities, this home has so much to offer and is suitable for a wide range of buyers.

The extremely well presented accommodation has been extended to provide a spectacular open plan kitchen, living, dining room with integrated appliances to the kitchen, has a separate lounge and a utility/cloakroom complete the ground floor accommodation. To the first floor there are three great sized bedrooms and a beautiful family bathroom. Externally there is a large driveway providing off road parking for several vehicles, with gated access to the side of the property offering further space and access in to the beautifully landscaped rear garden.

Properties of this standard don't come to the market often so we would highly recommend arranging a viewing for yourself to appreciate the accommodation on offer.

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.

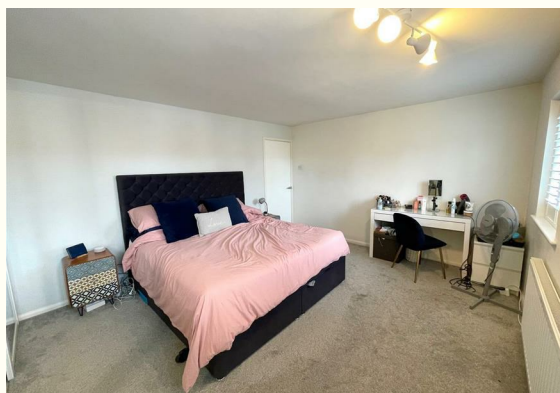
Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute 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.

Entrance Hallway

Lounge

15'7" x 10'11" (4.75m x 3.33m)

UPVC double glazed box bay window to the front elevation, two radiators, two ceiling light points, TV point.





Kitchen/Lounge/Dining Room

A good range of grey shaker style wall and base units with quartz work-surface over, integrated double oven, integrated fridge/freezer, inset one-and-a-half bowl stainless steel sink unit with mixer tap, tiled surround, navy island with four ring induction hob and inset extractor fan over, herringbone LVT flooring, two skylights, aluminium bi-folding doors to the side elevation, UPVC double glazed windows to the rear and side elevation, two skylights, spotlighting, TV point.

Utility Room/Cloakroom

Low level WC, pedestal wash hand basin, space and plumbing for washing machine, ceiling light point.

FIRST FLOOR

Landing

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

Bedroom One

15'7" x 11'10" (4.75m x 3.63m)

Radiator, ceiling light point, two UPVC double glazed windows to the front elevation, wardrobes with mirrored sliding doors.

Bedroom Two

11'3" x 8'5" (3.45m x 2.59m)

With built-in wardrobe, ceiling light point, radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

11'3" x 6'9" (3.45m x 2.08m)

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

Bathroom

Tiled bath with tiled surrounds and mixer shower over, wash hand basin inset into storage unit, low level WC, grey ladder style radiator, tiled flooring, extractor fan, spotlighting, UPVC double glazed frosted window to the side elevation.

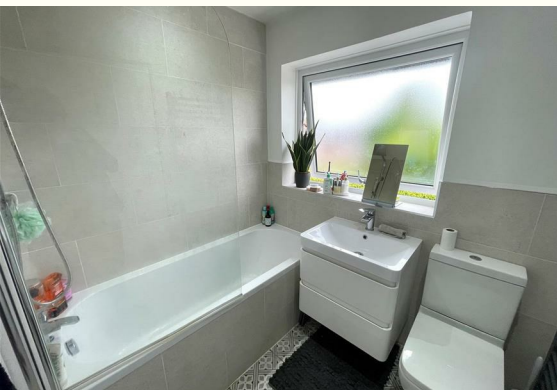
OUTSIDE

Front

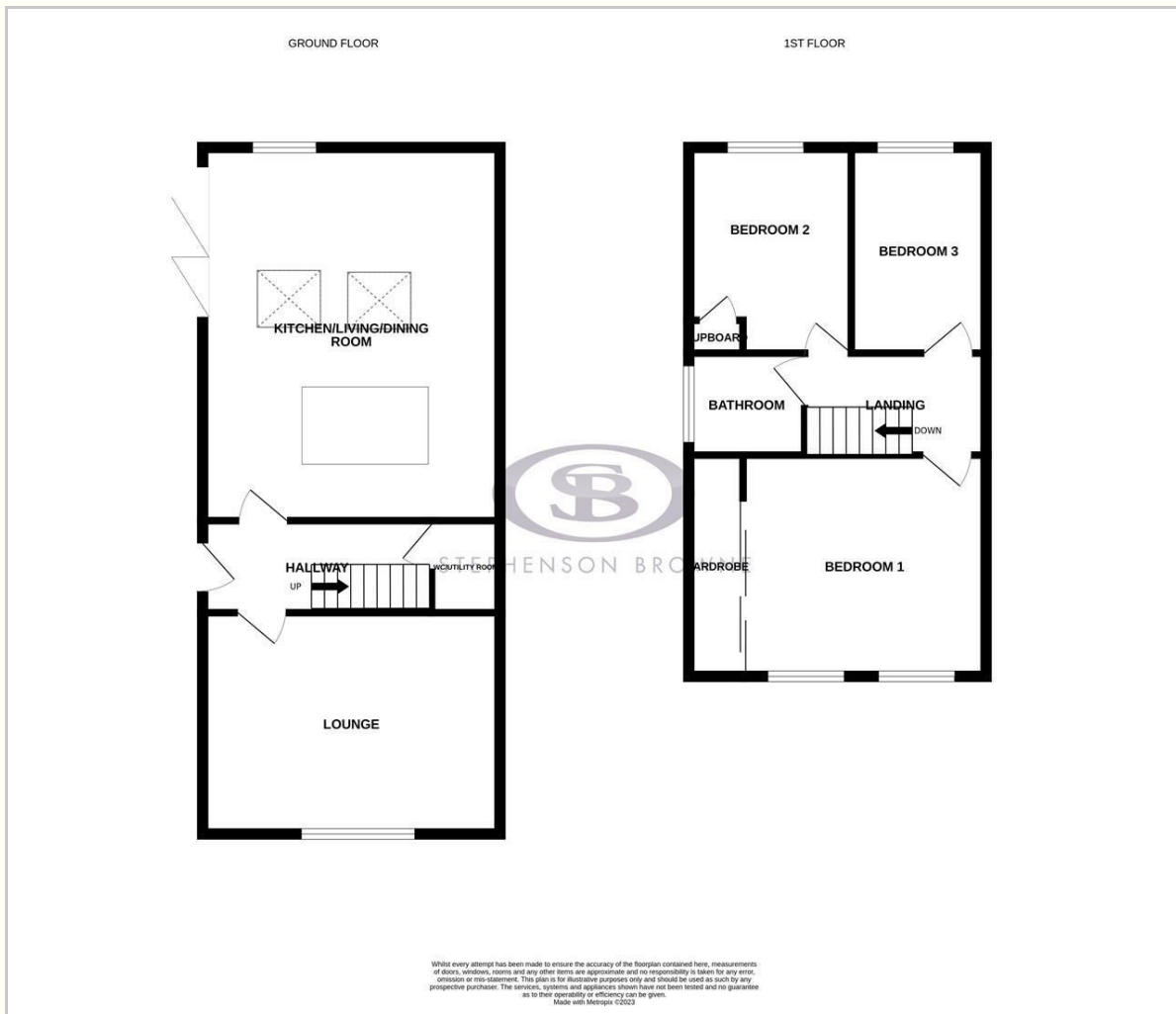
Large block paved driveway with flower borders, lawn area, gate leading to the garden.

Rear

Raised porcelain tiled patio area, laid to lawn, fenced boundaries.



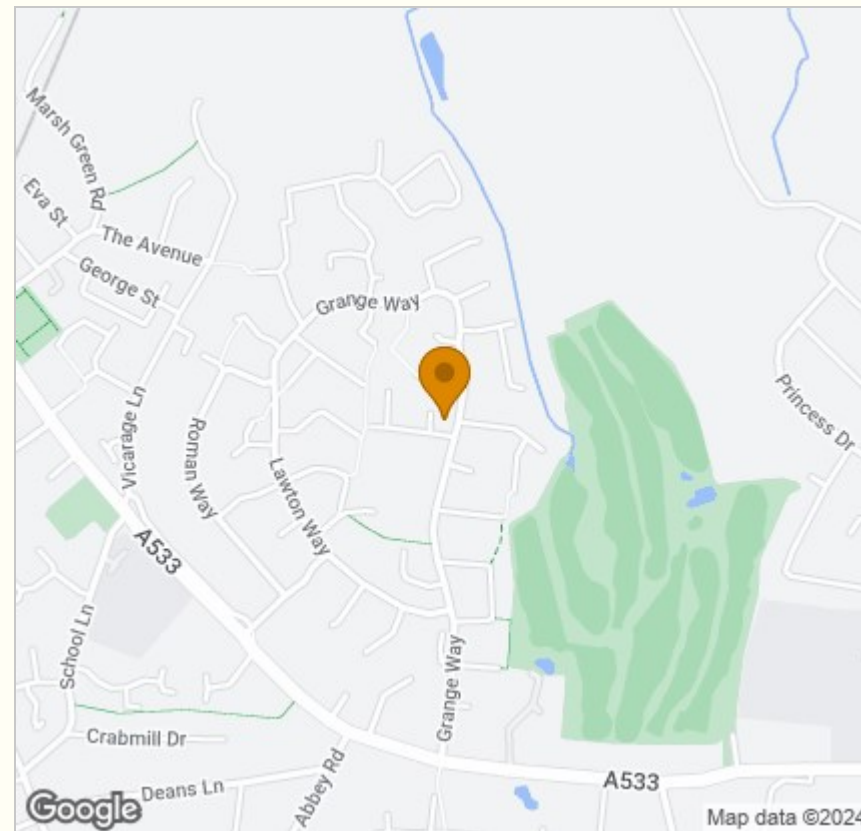
Floor Plan



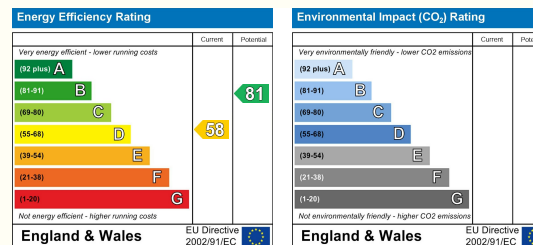
Viewing

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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