



**18 Smithfield Lane**  
CW11 4JA  
**Offers Over £575,000**



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STEPHENSON BROWNE





Found within walking distance of Sandbach Town Centre and close to popular schools is this one-of-a-kind property.

#### Agents Remarks

This beautifully presented property offers spacious accommodation and versatile living and is also within walking distance to Sandbach Town Centre.

Briefly comprising; Entrance Hallway, Lounge/Dining Room, Kitchen, Sitting Room, Utility Room, Cloakroom a ground floor Bedroom, and to the First Floor there are Four Bedrooms and a Shower Room. Attached to the property is an Annexe which has an open plan Lounge/Kitchen, Hallway, Bedroom, Shower Room, Conservatory. This would be perfect for older children living at home, multi-generational living, or even as a Air BNB.

Externally, in the rear garden there is an extensive lawn area, patio, and a Garden Room which is currently being utilised as a Bar, and has space to house a Hot Tub. At the front there is a driveway for off road parking.

To appreciate everything this home has to offer, we would recommend a viewing!

#### 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 with glazed panels, UPVC double glazed frosted window to the side elevation, radiator, spotlighting, wood effect laminate flooring, wall light, smoke alarm, access to loft space, stairs to the first floor.

##### Dining Lounge

20'3" x 13'7" (6.176m x 4.147m)

Two UPVC double glazed bay windows with wooden shutters to the front elevation, two radiators, two wall lights, wood effect laminate flooring, decorative fireplace.

##### Kitchen

12'5" x 11'3" (3.806m x 3.453m)

A good range of grey shaker base units and island with Quartz work-surface over, inset Belfast sink with mixer tap over, UPVC double glazed window to the rear elevation, spotlighting, ceiling light point, under-stairs storage cupboard, tile effect vinyl flooring, space for range cooker, integrated dishwasher, space for tall fridge/freezer, tall panel radiator.

##### Sitting Room

13'11" x 10'0" (4.266m x 3.061m)

UPVC double glazed sliding doors into the garden, radiator, ceiling light point, TV point, engineered oak flooring, storage cupboard.

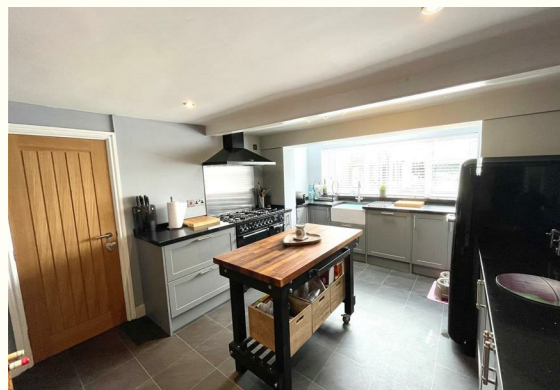
##### Inner Hallway

Oak flooring continued, ceiling light point, storage cupboard.

##### Bedroom Five

7'10" x 12'3" (2.402m x 3.746m)

UPVC double glazed window with wooden shutters to the front elevation, green panel radiator, wooden effect laminate flooring, ceiling light point.







#### Utility Room

6'2" x 4'10" (1.897m x 1.482m)

Ceiling light point, smoke alarm, space for tall fridge/freezer, space and plumbing for washing machine and dryer, UPVC double glazed back door with frosted panel leading out to the garden, inset stainless steel sink unit with drainer, vinyl flooring, partly tiled walls.

#### Cloakroom

2'4" x 5'8" (0.734m x 1.739m)

Low level WC, wall hung wash hand basin, fully tiled walls, ceiling light point, extractor fan.

#### FIRST FLOOR

##### Landing

Spotlighting, smoke alarm, oak doors to all rooms.

##### Bedroom One

12'9" x 11'9" to the maximum (3.889m x 3.602m to the maximum)

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

##### Bedroom Two

11'10" x 9'6" (3.618m x 2.916m)

Two UPVC double glazed windows to the rear elevation, panel radiator, ceiling light point, wood effect laminate flooring. Storage cupboard housing the gas boiler.

##### Bedroom Three

11'8" x 10'4" (3.563m x 3.160)

Two UPVC double glazed windows to the rear elevation, panel radiator, ceiling light point, wood effect laminate flooring. Storage cupboard housing the gas boiler.

##### Bedroom Four

9'0" x 12'2" (2.768m x 3.732m)

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

#### Shower Room

6'5" x 7'8" (1.963m x 2.354)

Low level WC and wash hand basin with mixer tap inset into wood effect vanity storage unit, walk in shower with waterfall shower over and glass screen, partly tiled walls, wood effect vinyl flooring, UPVC double glazed frosted window to the rear elevation, chrome panel radiator, spotlighting, extractor fan.

#### OUTSIDE

##### Front

##### Rear

Patio area, steps up to large laid to lawn garden, two garden sheds, side gate giving front access.

##### Garden Room

14527'6" x 9'4" (4428m x 2.850m)

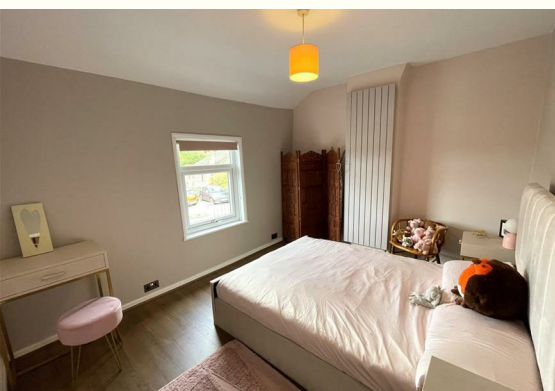
Currently being utilised as a bar, three ceiling light points, two wall lights, radiator, wood effect vinyl flooring, wooden doors and windows to the side elevation.

#### ANNEXE

##### Lounge/Kitchen

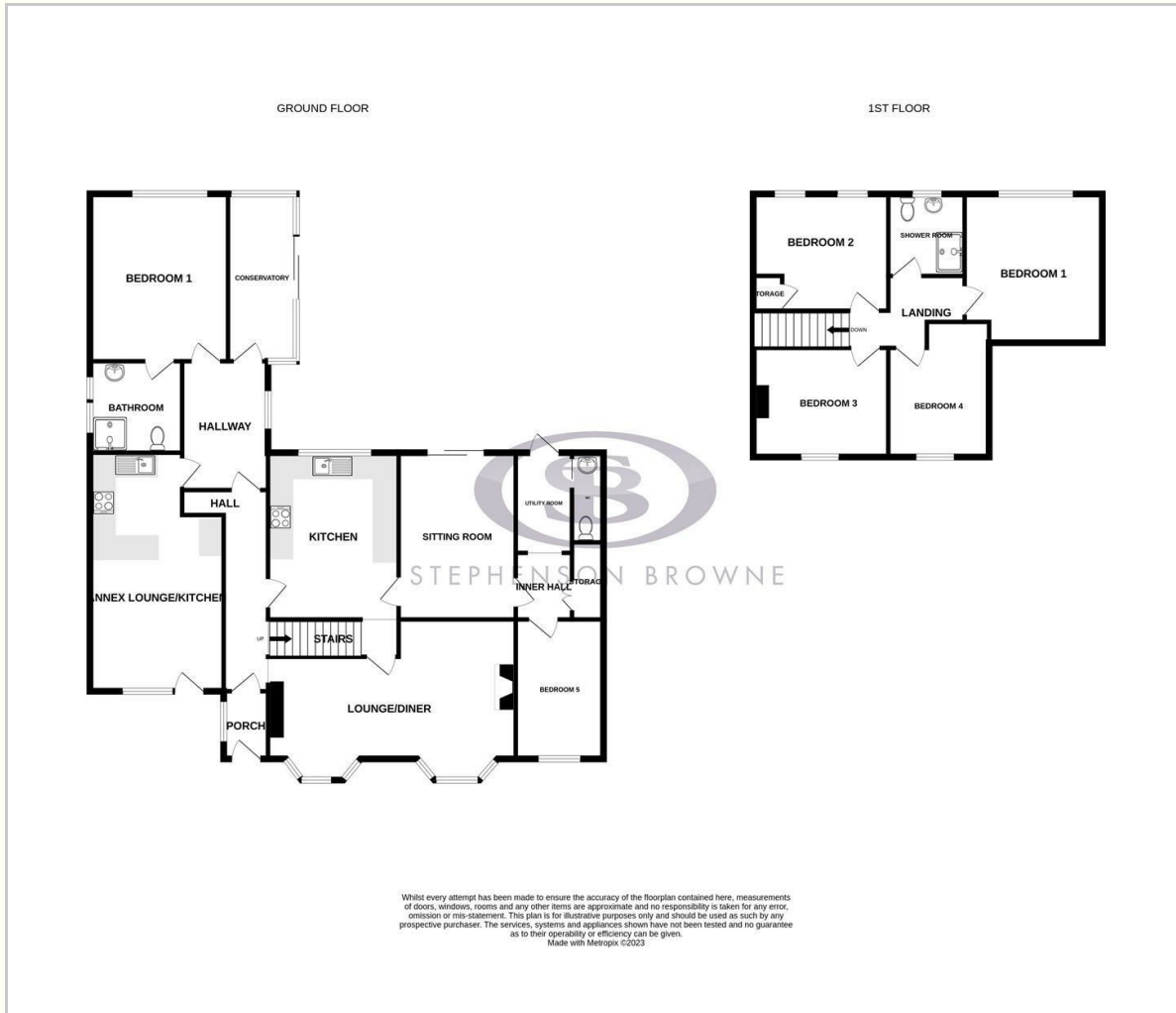
19'8" x 11'1" (to the maximum) (5.996m x 3.387m (to the maximum))

Composite front door with glazed panels, UPVC double glazed window with wooden shutters to the front elevation, radiator, spotlighting, wooden effect laminate flooring, TV point, a good range of grey shaker style wall and base units with Quartz effect work-surface over, four ring induction hob with extractor fan over, inset stainless steel sink unit with mixer tap and drainer, integrated double oven, integrated fridge/freezer, access to the loft space.





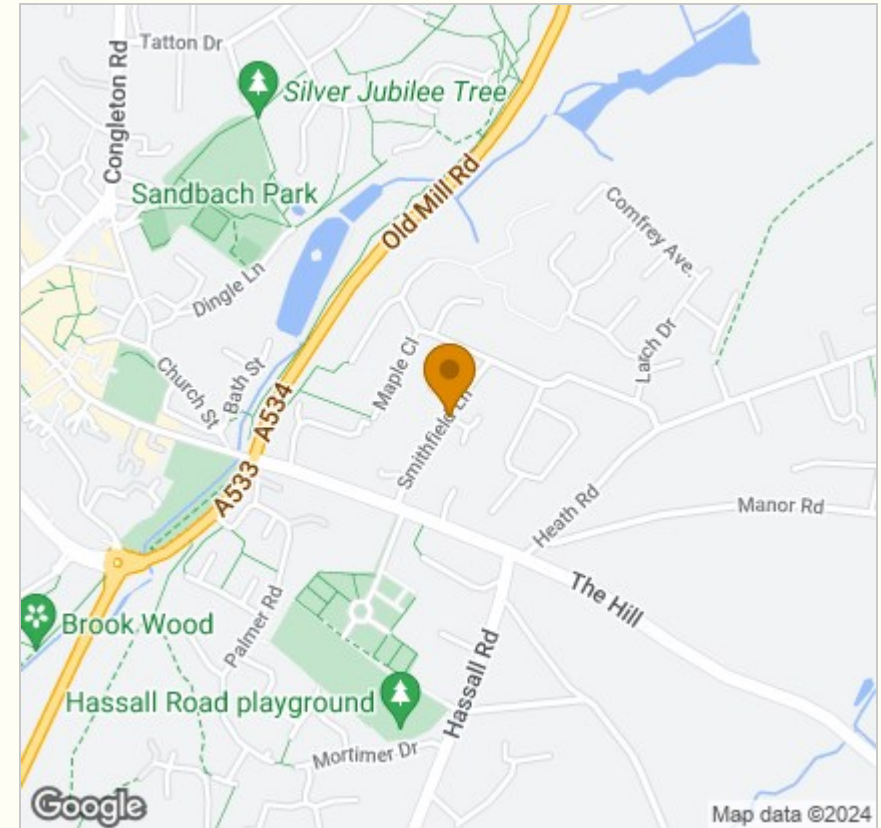
## Floor Plan



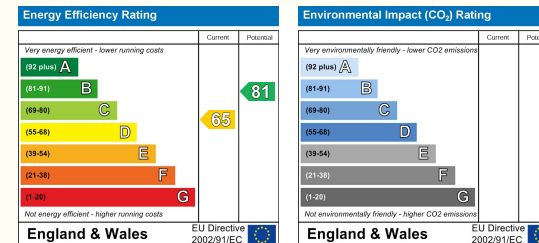
## Viewing

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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