



39 Goldsmith Drive

CW11 3GS

£275,000



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STEPHENSON BROWNE

This lovely, three bedroom DETACHED property offers well planned accommodation, and is found on a popular estate.

Agents Remarks

Located on the ever popular Goldsmith Drive sits this three bedroom detached family home. The property has been extremely well maintained and is well presented throughout.

In brief the property comprises; Entrance Hall, Cloakroom, spacious Lounge with double doors leading to the rear garden, Dining room and Kitchen.

Upon the First Floor, The Master Bedroom has a modern Ensuite Shower Room, Bedrooms Two and Three are bright and fresh and the Family Bathroom finishes off the internal accommodation.

Give us a call to arrange your viewing!

Sandbach

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.

ACCOMODATION

Entrance Hall

Ceiling light point, radiator, smoke alarm, wooden front door with stained glass inserts, UPVC double glazed window to the front elevation, wood effect laminate flooring.

Cloakroom

5'5" x 2'7" (1.658 x 0.806)

Tile effect vinyl flooring, radiator, ceiling light point, low level WC, wash hand basin with tiled surround, wooden frosted window to the side elevation.

Lounge

15'0" x 10'10" max (4.574 x 3.306 max)

UPVC double glazed sliding doors leading to the garden, TV point, ceiling light point, radiator, gas fire with marble surround and wooden hearth, wood effect laminate flooring, door leading to the Dining Room.

Dining Room

8'8" x 8'0" (2.661 x 2.461)

UPVC double glazed window to the front elevation, radiator, ceiling light point, wood effect laminate flooring open archway leading to:





Kitchen

9'1" x 8'8" (2.785 x 2.656)

A good range of blue wall and base units with contrasting work surface over, tiled splash back, ceiling light point, wooden double glazed window and door to the rear elevation, inset sink with mixer tap, integrated low level oven and grill, four ring gas hob with extractor hood over, space for tall fridge freezer, space and plumbing for a washing machine, wall mounted Worcester boiler, radiator.

FIRST FLOOR

Landing

Airing cupboard housing the hot water tank, smoke alarm, ceiling light point.

Bedroom One

9'3" x 11'8" (2.842 x 3.574)

UPVC double glazed window to the front elevation, ceiling light point, radiator, built in wardrobes and overbed storage.

En-suite

5'2" x 5'7" (1.590 x 1.710)

Fully tiled shower enclosure with rain shower head and mixer shower, low level WC, grey gloss vanity unit with inset wash hand basin, fully tiled walls and floor, chrome ladder style radiator, spotlighting, extractor fan, wooden frosted window to the rear elevation.

Bedroom Two

11'0" x 7'10" max (3.370 x 2.398 max)

UPVC double glazed window to the front elevation, ceiling light point, radiator, wood effect laminate flooring, fitted cupboards.

Bedroom Three

7'10" x 7'8" (2.398 x 2.351)

Wooden double glazed window to the rear elevation, ceiling light point, radiator, wood effect laminate flooring, access to the loft space which is partially boarded and has a drop down ladder.

Family Bathroom

5'6" x 6'5" (1.693 x 1.973)

Panel bath with mixer shower over, wood effect laminate flooring, low level WC, pedestal wash hand basin, ceiling light point, partly tiled walls, shaver socket, radiator, wooden double glazed frosted window to the rear elevation.

OUTSIDE

Front

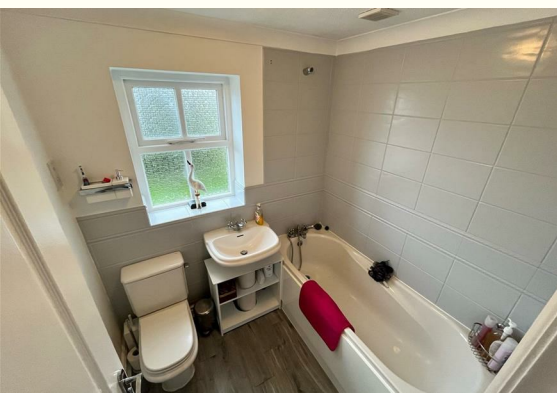
Shaped lawn area, tarmac driveway, pathway leading to the front door.

Rear

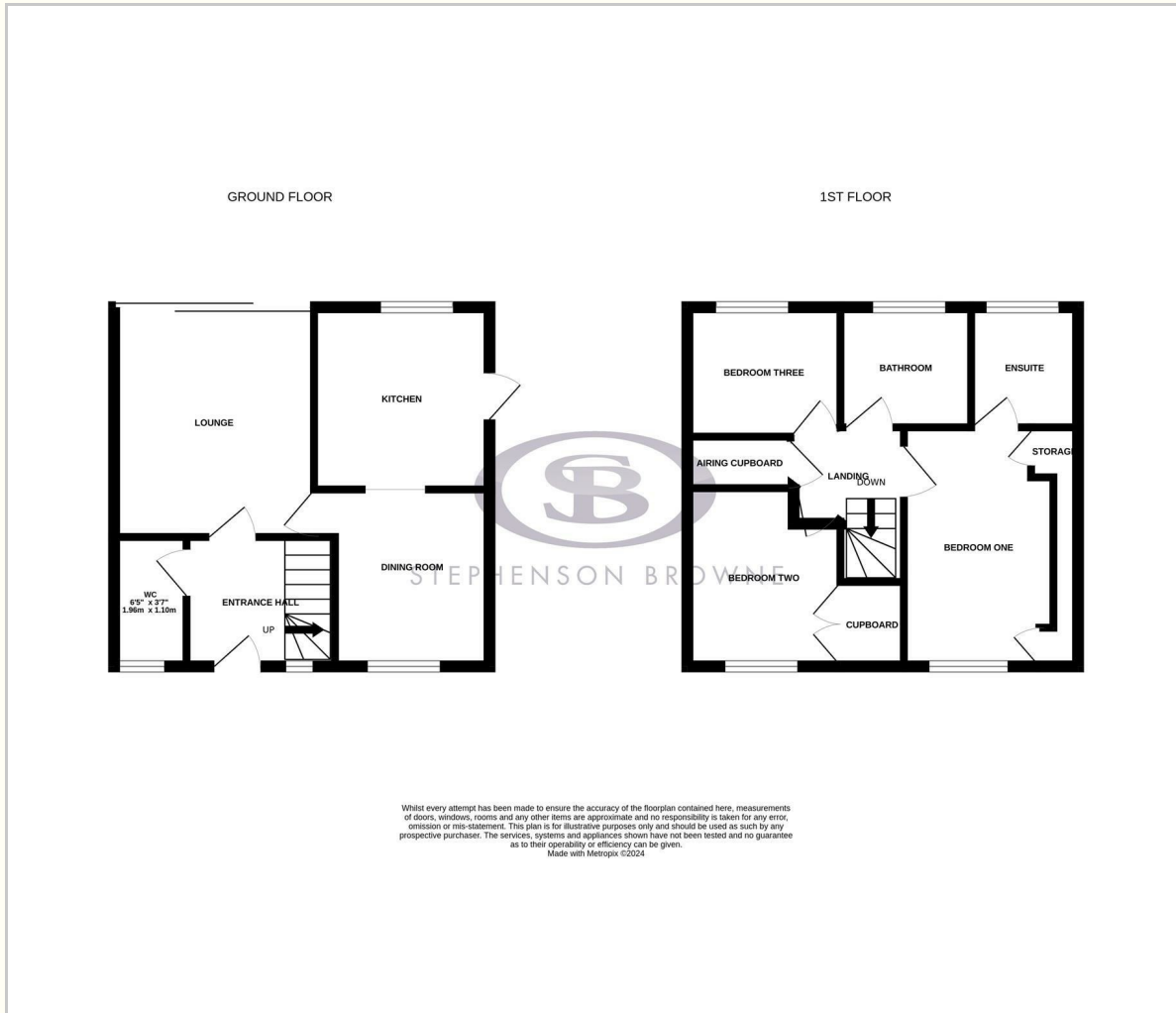
Patio area, raised decking area, lawn, fenced boundaries, gate leading to the front of the property.

Garage

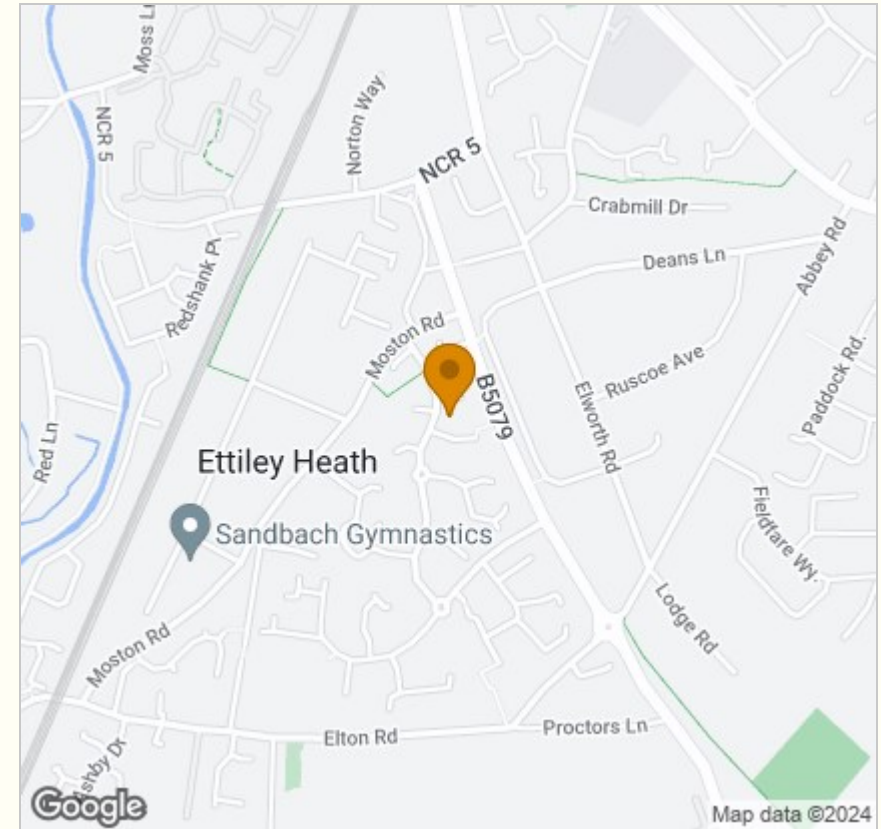
With up and over door, power and light.



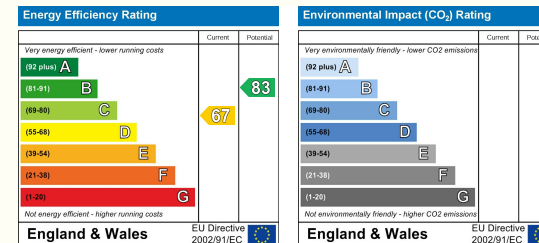
Floor Plan



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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