



19 Rose Way

CW11 4AB

Offers Over £200,000



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STEPHENSON BROWNE

This three bedroom home is immaculately presented and found on a small, popular estate within walking distance to Sandbach.

Agents Remarks

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 front door with frosted panels, two ceiling light points, radiator, two storage cupboards, stairs to the first floor.

Kitchen

6'6" x 10'11" (2.004m x 3.328m)

A good range of white fronted wall and base units with contrasting work-surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated low level oven, four ring gas hob with extractor fan over, integrated fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to the front elevation, ceiling light point, radiator, tile effect vinyl flooring.





Lounge/Dining Room

13'7" x 12'3" (4.143m x 3.755m)

UPVC double glazed window to the rear elevation, UPVC double glazed doors leading out to the garden, TV point, ceiling light points, radiator.

Cloakroom

6'0" x 3'10" (1.840m x 1.185m)

Low level WC, pedestal wash hand basin, radiator, extractor fan, ceiling light point, tile effect vinyl flooring.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm, access to loft space.

Bedroom One

9'8" x 11'3" (2.955m x 3.443m)

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

Bedroom Two

8'4" x 9'0" (2.558m x 2.757m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes with mirrored sliding doors.

Bedroom Three

4'10" x 9'9" (1.478m x 2.988m)

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

Family Bathroom

6'8" x 5'9" (2.055m x 1.758m)

Low level WC and wash hand basin with mixer tap inset into vanity storage, panel bath with mixer shower over, partly tiled walls, radiator, ceiling light point, extractor fan, shaver point, tile effect vinyl flooring.

OUTSIDE

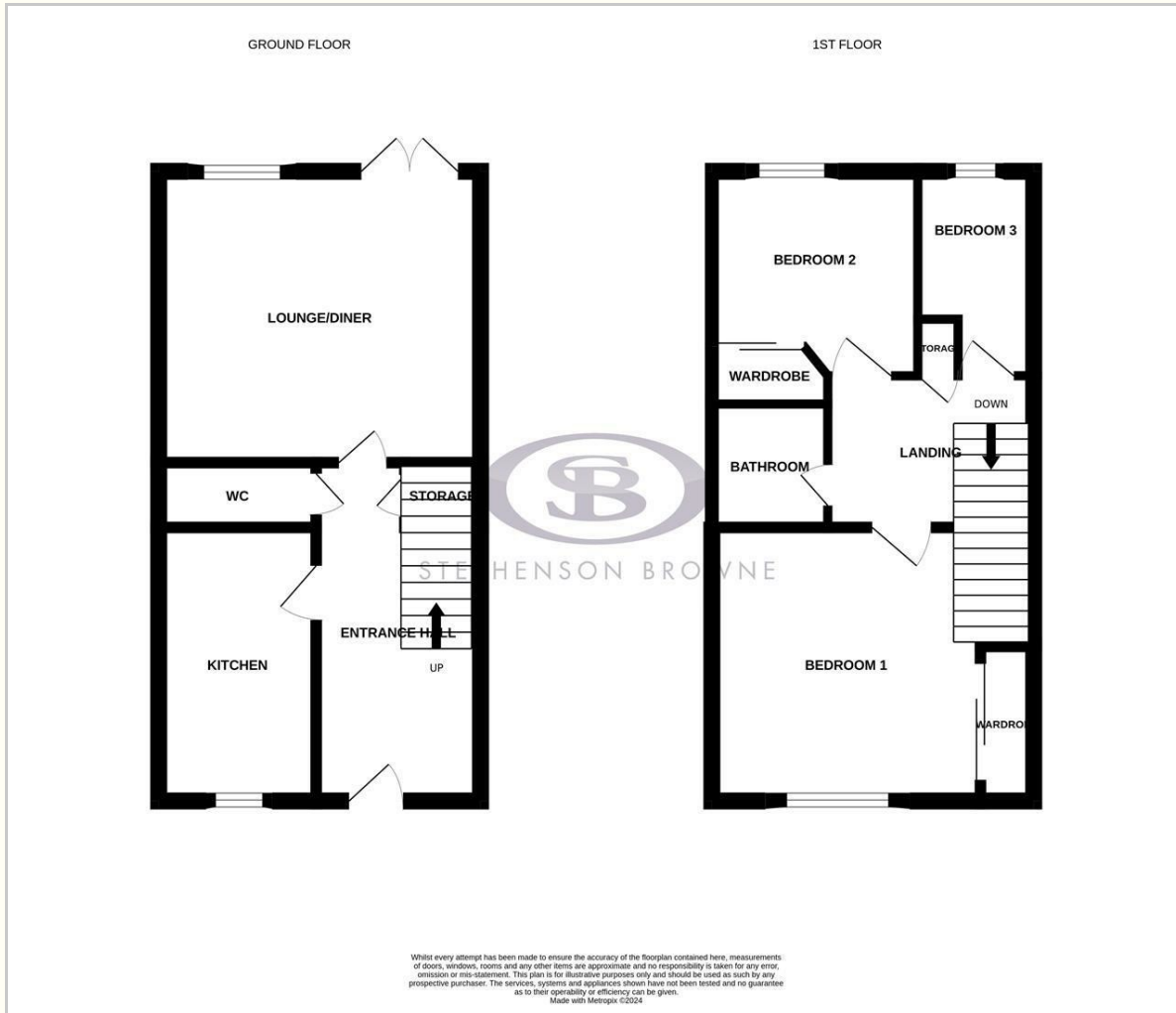
Front

Tarmac driveway, pathway leading up to front door.

Rear

Two patio area, laid to lawn, fence boundaries, gate leading to the front.

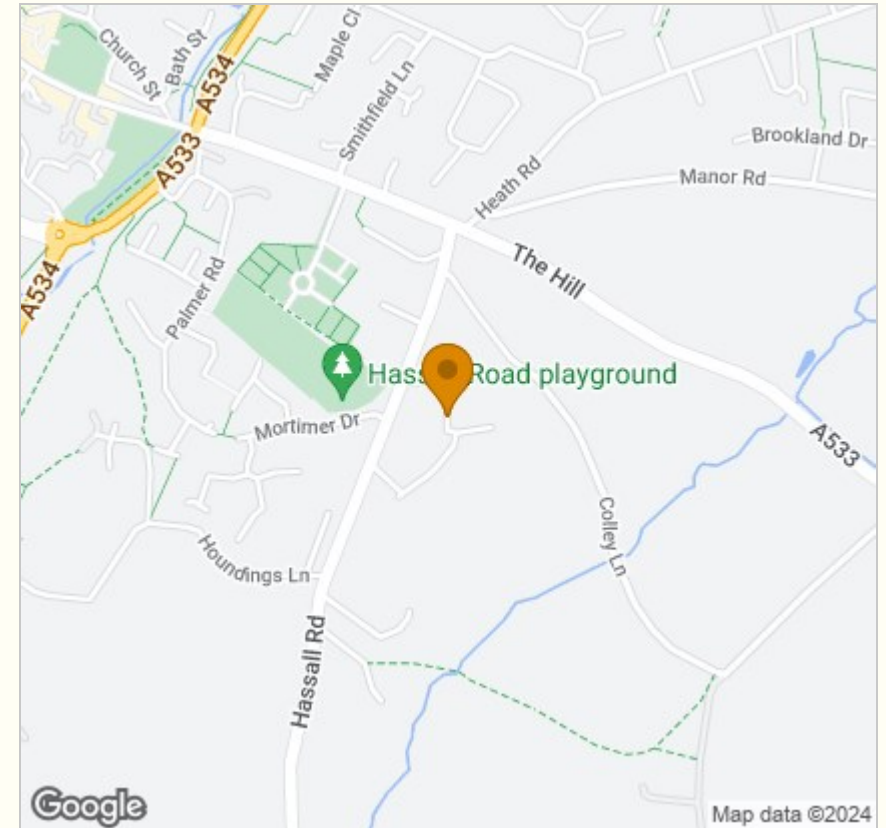
Floor Plan



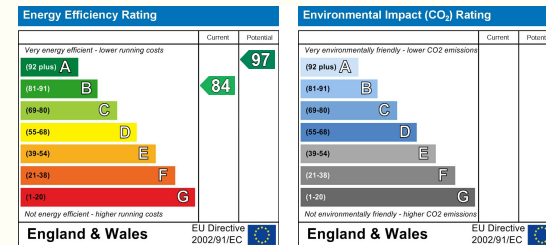
Viewing

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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