



**21 Elton Road**

CW11 3NE

**Guide Price £325,000**



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STEPHENSON BROWNE

Situated on a popular road this modernised 5 bedroom, detached family home provides excellent living space and room sizes of deceptive proportions.

### Agents Remarks

This five bedroom, detached family home has so much to offer, and is found on a popular road close to Sandbach Town Centre and the Railway Station.

In brief the ground floor comprises; a stunning open plan dining/kitchen/snug, a good size lounge, and upon the first floor are FIVE bedrooms, with the master benefitting from an en-suite, and a family bathroom.

Outside, the rear garden has a patio and lawn area, and to the front is a tarmac and hardcore driveway for off-road parking.

This lovely home would suit a number of buyers, and is definitely not one to miss out on, call now to arrange your 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

Ceiling light point, radiator, stairs to the first floor, wood effect laminate flooring, UPVC double glazed front door and frosted window.

#### Lounge

15'2" x 12'10" (4.646m x 3.913m)

Two ceiling light points, two radiators, UPVC double glazed box bay window to the front elevation, TV point, wood effect laminate flooring, two ceiling light points.

#### Dining Kitchen

22'10" x 8'8" (6.980m x 2.643m)

A good range of white gloss wall and base units with wood effect laminate work-surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated washing machine, integrated double oven, four ring gas hob with extractor fan over, integrated fridge/freezer, two ceiling light points, UPVC double glazed window to the rear elevation, UPVC double glazed doors leading out to the garden, two radiators, wood effect laminate flooring. Open archway into:

#### Snug

7'11" x 8'9" (2.421m x 2.685m)

UPVC double glazed window to the side elevation and double doors leading out to the garden, ceiling light point, radiator, wood effect laminate flooring.





## FIRST FLOOR

### Landing

Ceiling light point, access to the loft space which is boarded with power, oak doors to all rooms, smoke alarm, storage cupboard.

### Bedroom One

9'8" x 12'4" (2.954m x 3.770m)

UPVC double glazed window to the front elevation, two ceiling light points, radiator.

### En-Suite

2'11" x 5'5" (0.893m x 1.653m)

Low level WC, wall hung wash hand basin, fully tiled shower enclosure with mixer shower over, ceiling light point, shaver point, UPVC double glazed frosted window to the side elevation, chrome ladder style radiator.

### Bedroom Two

10'2" x 8'0" (3.115m x 2.454m)

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

### Bedroom Three

8'6" x 9'2" (2.594m x 2.802m)

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

### Bedroom Four

8'0" x 8'6" (2.463m x 2.601m)

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

### Bedroom Five

6'1" x 7'1" (1.874m x 2.183m)

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

### Bathroom

6'2" x 5'7" (1.891m x 1.722m)

Low level WC, pedestal wash hand basin, panel bath with mixer shower over, partly tiled walls, tile effect vinyl flooring, shaver point, chrome ladder style radiator, ceiling light point, UPVC double glazed frosted window to the side elevation.

### Outside

#### Front

Tarmac driveway, hardcore driveway, lawn area, shrubbery and hedge boundaries.

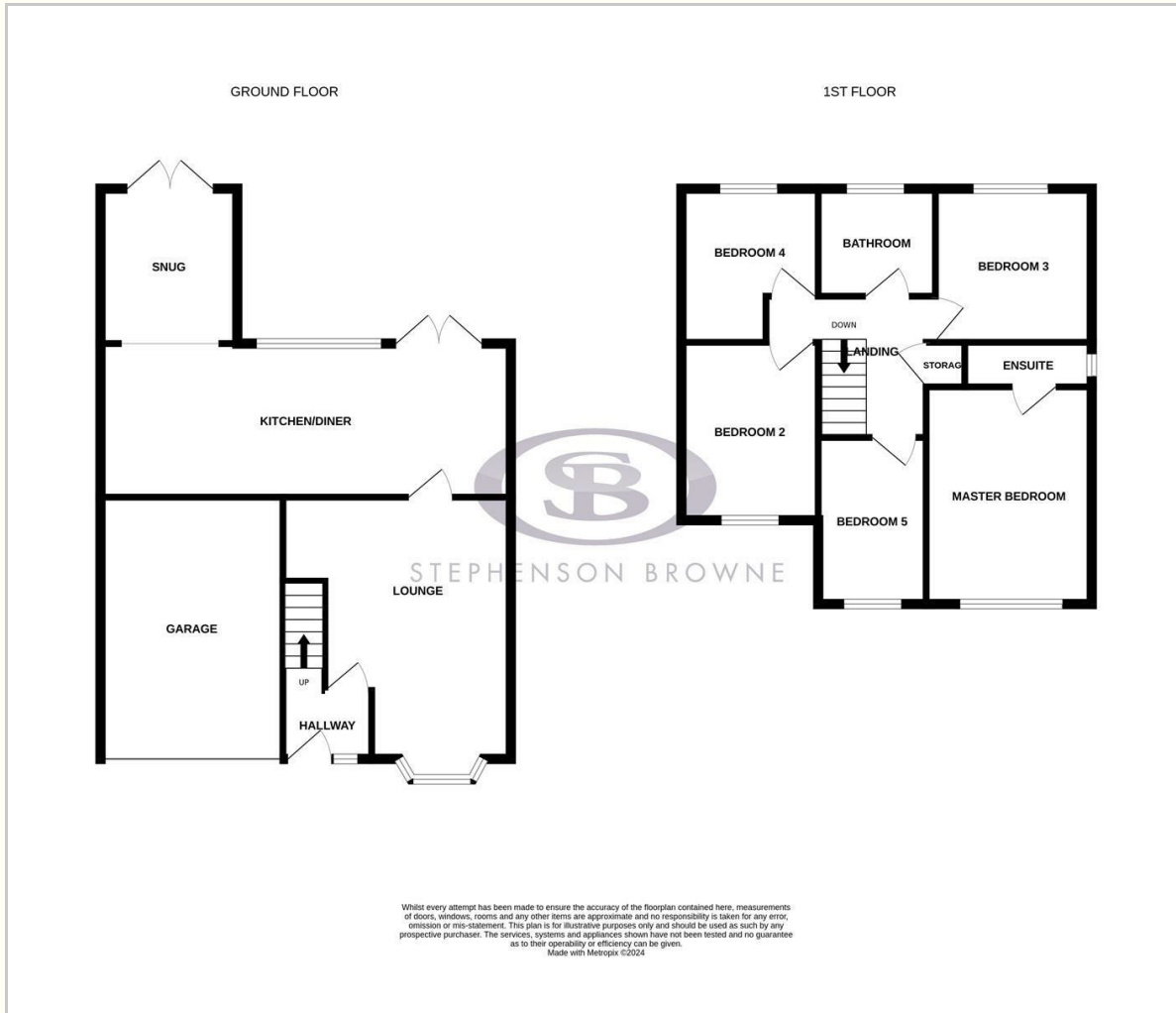
#### Rear

Patio area. laid to lawn, shrubbery and fence and hedge boundaries.

#### Garage

Up and over door, power and lighting.

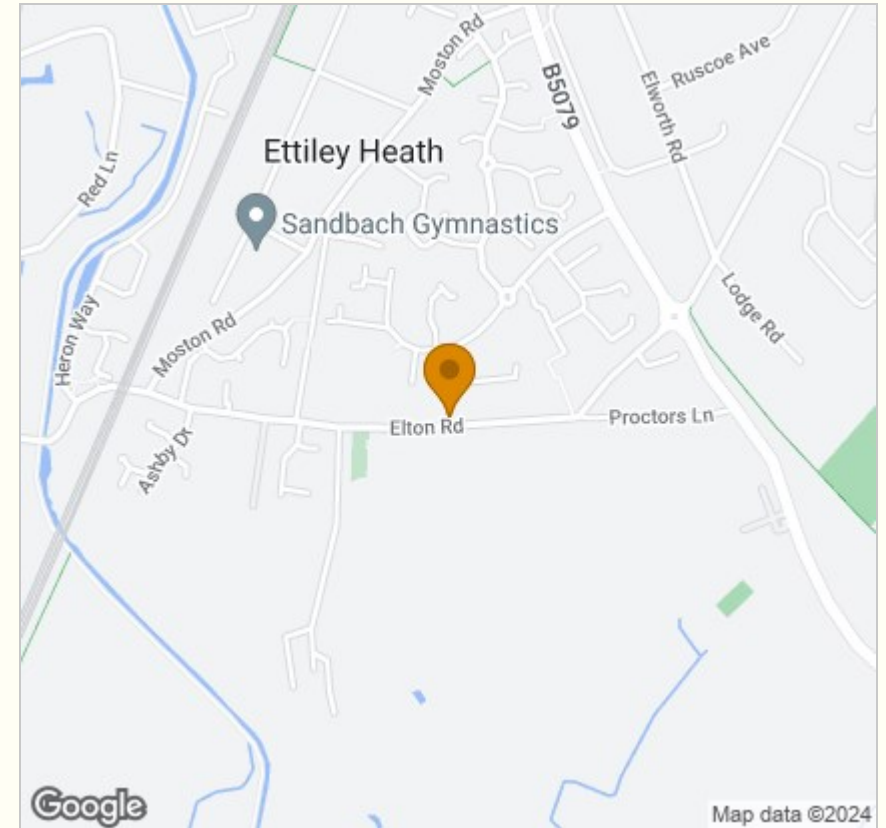
## Floor Plan



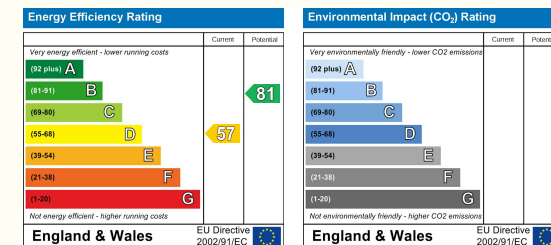
## Viewing

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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