



10 Mill Pool Way

CW11 4BS

Offers Over £200,000



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STEPHENSON BROWNE

This exceptional two bed home offers excellent spacious modern living accommodation with the advantage of being within easy walking distance of Sandbach Town Centre and is offered for sale with NO ONWARD CHAIN.

Agents Remarks

Originally constructed by Morris Homes this delightful terraced home is very well presented throughout and provides a higher specification than many properties of a similar ilk. Of particular note is the Dining Kitchen which is very generous indeed with ample room for a good size table and chairs. There is also a ground floor cloakroom adding day to day convenience, especially useful for children and guests.

The property briefly comprises, lounge, large kitchen/dining room, downstairs cloakroom, two generous bedrooms, family bathroom, good size rear garden and off road parking for two vehicles.

A viewing is highly recommended to really appreciate the quality of finish on this beautiful family home offered for sale with NO ONWARD CHAIN.

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

Lounge

14'1" x 12'1" (4.3 x 3.7)

With upvc double glazed window to the front elevation, ceiling light point, feature wall to incorporate flush mounted television, decorative log effect, open staircase to the first floor, solid wood doors, fitted carpets and radiator.

Cloakroom

W.C. With low level flush, wash hand basin, tiled splash backs, solid wood doors, tiled floor and radiator.





Kitchen Diner

15'5" x 12'1" max (4.7 x 3.7 max)

With upvc double glazed window and double doors to the rear elevation, a range of matching wall and base units with work surfaces over, built in oven and hob with extractor over, inset sink and drainer, space for under counter fridge, freezer and space and plumbing for a washing machine, tiled splash backs, cupboard downlighting, solid wood doors, tiled floors and radiator.

FIRST FLOOR

Bedroom One

12'1" x 10'5" (3.7 x 3.2)

With upvc double glazed window to the front elevation, ceiling light point, solid wood doors, fitted carpets and radiator.

Bedroom Two

10'2" x 6'6" (3.1 x 2.0)

With upvc double glazed window to the rear elevation, ceiling light point, built in storage cupboard, solid wood doors, fitted carpets and radiator.

Family Bathroom

6'10" x 5'2" (2.1 x 1.6)

With upvc double glazed window to the rear elevation, ceiling light point, bathroom suite including, panel bath with wall mounted taps and shower over, W.C. With low level flush, wash hand basin with vanity storage unit, tiled walls, solid wood door, tiled floor and towel radiator.

OUTSIDE

Front

Hedged boundaries, stone path leading to the front door, outside light, gated access to the rear elevation.

Rear

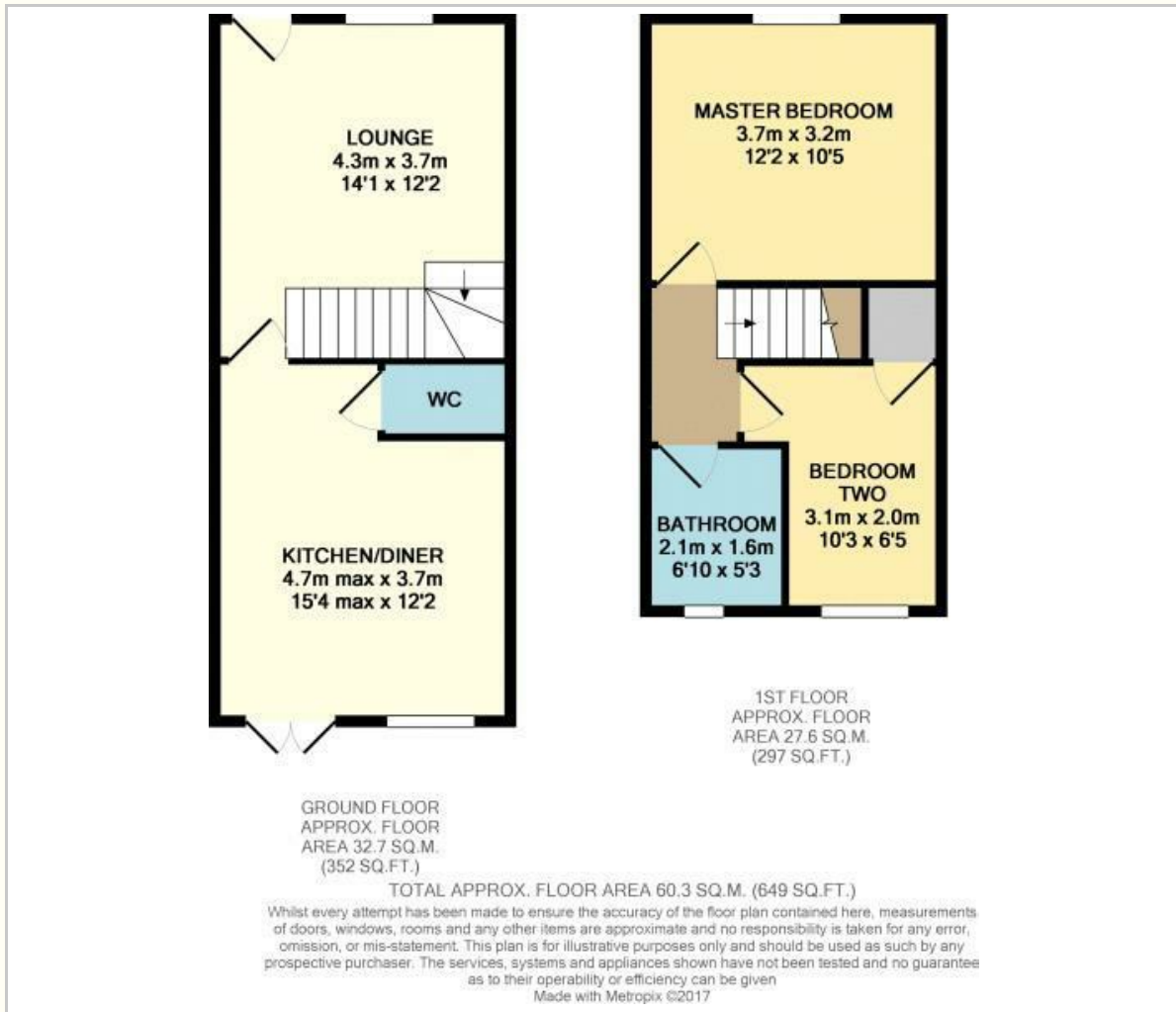
Lawned area with gravel borders, raised decking, fenced boundaries, access to parking at the rear.

TENURE

Leasehold: 988 years left
£200 per year



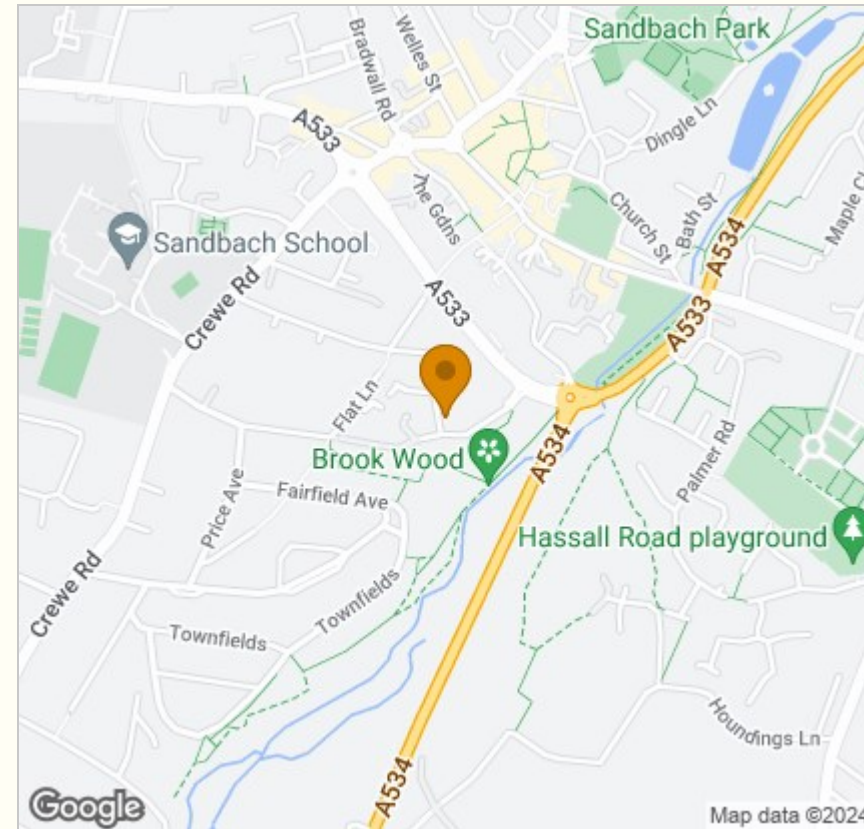
Floor Plan



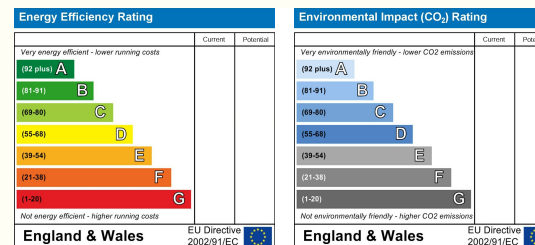
Viewing

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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