



20 Goldsmith Drive

CW11 3GR

£260,000



3



1



1



1



STEPHENSON BROWNE

This detached family home boasts one reception room, three bedrooms, and a well-appointed bathroom, making it an ideal space for a growing family or those looking for a peaceful retreat.

Situated in a tranquil neighbourhood, this house offers ample off-road parking, ensuring convenience for you and your guests. The garden provides a serene outdoor space where you can relax and unwind after a long day.

Whether you're looking for a new family home or considering an investment opportunity, this property has great potential with no onward chain. Don't miss out on the chance to make this house your own and enjoy all that it has to offer.

Entrance Hallway

Ceiling light point, radiator, UPVC double glazed door with frosted panels, smoke alarm, stairs to the first floor, storage cupboard.

Kitchen

9'1" x 7'5" (2.776m x 2.277m)

A good range of white fronted wall and base units with contrasting work-surface over, inset plastic sink with mixer tap and drainer, integrated low level oven, four ring gas hob with extractor fan over, tiled surround, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, ceiling light point, tiled flooring, wall mounted gas combination boiler, wooden glazed window to the front elevation.

Dining Lounge

16'5" x 15'4" to the maximum (5.016m x 4.682m to the maximum)

Two ceiling light points, wooden glazed window to the rear elevation, UPVC double glazed doors leading out to the garden, fire surround, two radiators.

Cloakroom

6'2" x 2'8" (1.896m x 0.835m)

Low level WC, wall hung wash hand basin, wooden glazed window to the front elevation, ceiling light point, tiled flooring, radiator.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm, doors to all rooms.





Bedroom One

13'6" x 10'1" to the maximum (4.11m x 3.07m to the maximum)

Ceiling light point, radiator, two wooden windows to the rear elevation, fitted wardrobes, TV point.

Bedroom Two

7'10" x 10'9" (2.405m x 3.298)

Wooden glazed window to the front elevation, radiator, storage cupboard, ceiling light point, access to loft space.



Bedroom Three

10'2" x 7'4" (3.100m x 2.255)

Wooden glazed window to the front elevation, radiator, ceiling light point, TV point.

Bathroom

6'7" x 5'8" (2.021m x 1.737m)

Low level WC, pedestal wash hand basin, panel bath with electric shower over, wooden frosted window to the side elevation, radiator, ceiling light point, extractor fan, shaver point, tiled surround.

OUTSIDE

Front

Tarmac and gravel driveway, hedges.

Rear

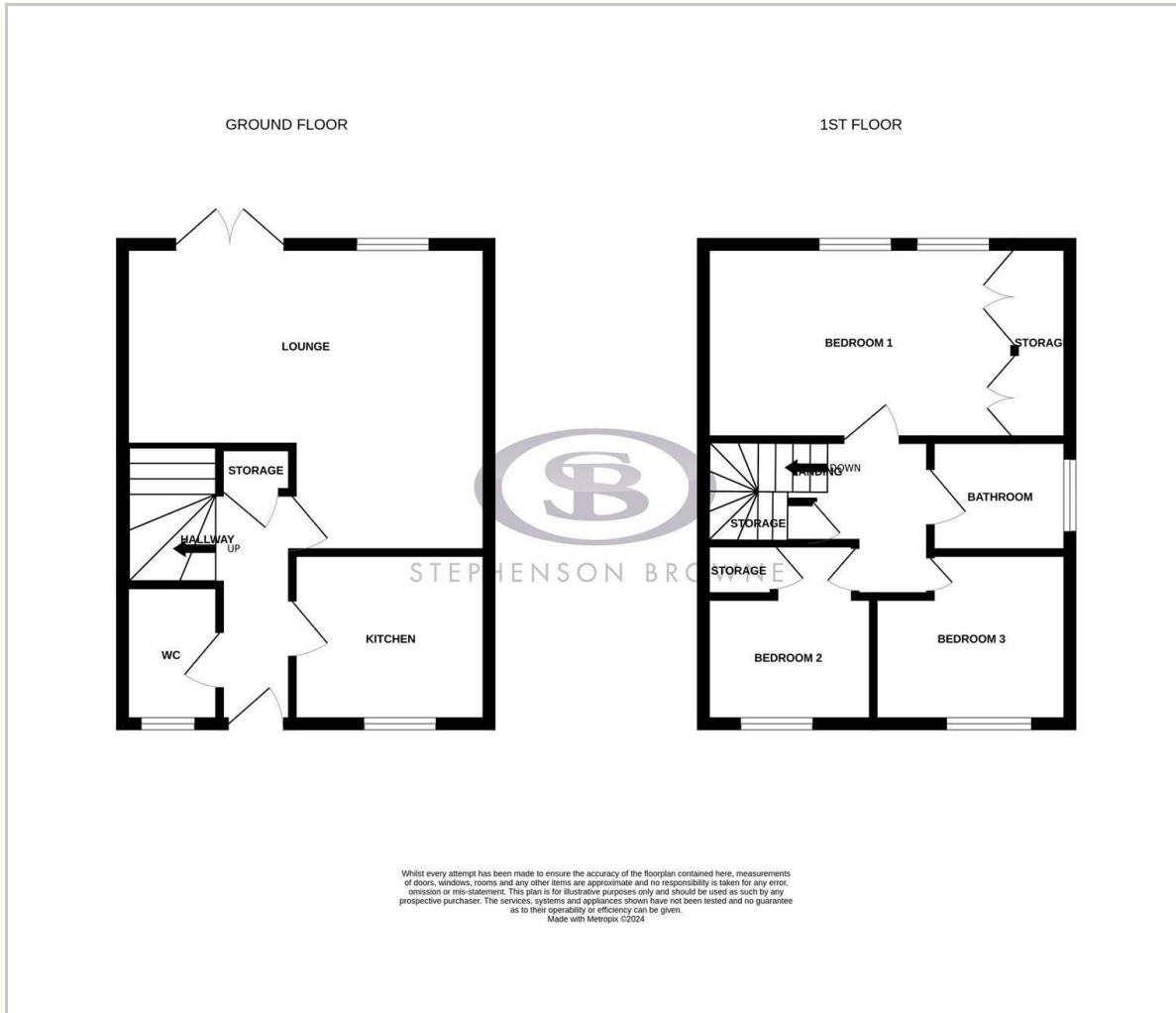
Patio area, laid to lawn, shrubbery and well stocked flower beds.

Garage

Up and over door, rear personnel door, power and lighting.



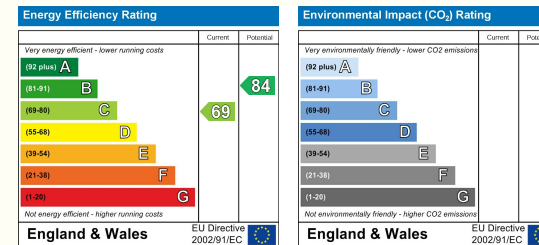
Floor Plan



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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk