



10 Holly Heath Close

CW11 4HU

Offers In The Region Of £290,000



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STEPHENSON BROWNE

Found on a substantial sized plot and upon a highly desirable quiet cul-de-sac, this 3 bedroom detached house enjoys a prominent position and would suit a number of buyers.

Agents Remarks

Holly Heath Close is situated within the Sandbach Heath area on the East side of Town which is convenient for many reasons including being able to walk into the Town Centre, access the M6 and other main roads quickly, easy reach of local schools and it's only about a mile from Malkins Bank where you will find a popular Golf Course, canal-side walks and footpaths through countryside.

Tucked away in the corner of the cul-de-sac, the property has a pleasant aspect facing down the road and is set back behind a large tarmac driveway. This property sits on a fantastic size plot and is a great opportunity to stamp your own mark onto the accommodation to your own taste.

Briefly comprising; Hall, Lounge, Dining Room, Kitchen with access to the internal Garage, Shower Room, Three Bedrooms and a Bathroom. Outside, the large rear garden is quiet and peaceful and has massive scope for an array of ideas.

A huge amount of potential here for a property within a highly desirable location.

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.

Entrance Hallway

UPVC double glazed front door, ceiling light point, stairs to the first floor, radiator, UPVC double glazed window to the side elevation.

Lounge

11'3" x 16'3" (3.432m x 4.954m)

Two ceiling light points, two radiators, UPVC double glazed bay window to the front elevation, TV point, gas fire with brick effect surround, decorative ceiling beams, two wall lights. Open archway into:

Dining Room

10'3" x 9'0" (3.149m x 2.749m)

Ceiling light point, radiator, UPVC double glazed double doors.





Kitchen

10'1" x 8'2" (3.078m x 2.512m)

A good range of wooden wall and base units with contrasting work-surface over, inset 1.5 bowl acrylic sink with mixer tap and drainer, space for gas cooker, extractor fan, space for tall fridge/freezer, tiled flooring, tiled walls. two ceiling light points, radiator, UPVC double glazed window to the rear elevation, wooden panelled ceiling, storage cupboard, door to integral garage.

Shower Room

5'3" x 2'11" (1.624m x 0.893m)

UPVC double glazed frosted window to the side elevation, ceiling light point, fully tiled walls, tiled flooring, shower enclosure with mixer shower over, wood panelled ceiling.

FIRST FLOOR

Landing

Three ceiling light points, radiator, UPVC double glazed window to the side elevation, storage cupboard, smoke alarm.

Bedroom One

12'7" x 9'11" (3.848m x 3.023m)

Ceiling light point, radiator, UPVC double glazed window to the rear elevation, built in storage cupboard, TV point.

Bedroom Two

8'7" x 12'1" (2.634m x 3.692m)

Ceiling light point, radiator, UPVC double glazed window to the front elevation, storage cupboard.

Bedroom Three

9'0" x 9'1" (2.756m x 2.771m)

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

Bathroom

6'2" x 7'6" (1.880m x 2.310m)

Low level WC, corner bath, two wash hand basins inset into vanity storage, tiled walls, UPVC double glazed frosted window to the rear elevation, ceiling light point, radiator, wood panelled ceiling.

OUTSIDE

Front

Large tarmac driveway, iron gate to garden.

Rear

Large lawn area, patio, fence boundaries.

Internal Garage

8'1" x 17'5" (2.475m x 5.314m)

Two ceiling light points, space and plumbing for washing machine, aluminium door to the garden, wall mounted boiler, radiator.



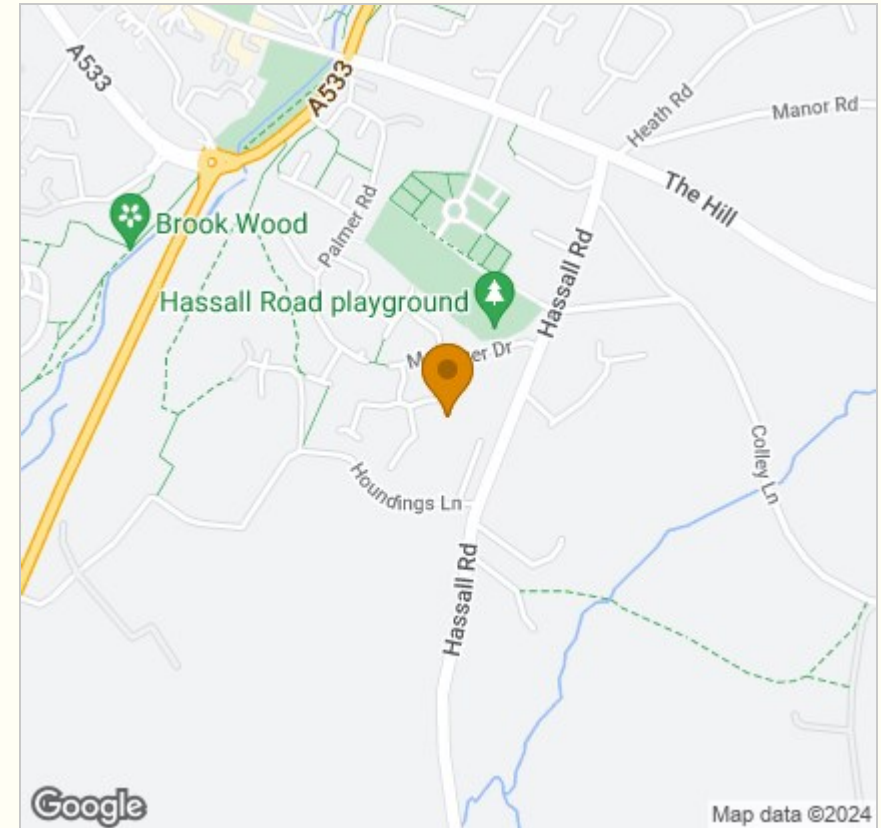
Floor Plan



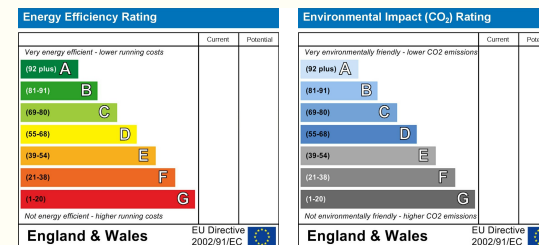
Viewing

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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