



STEPHENSON BROWNE



**12 Trentlea Way, Sandbach  
CW11 3AZ  
Guide Price £260,000**

Welcome to Trentlea Way, Sandbach - a charming semi-detached house that could be your next dream home! This property boasts a spacious open plan living area, perfect for entertaining guests or simply relaxing with your family. With one reception room, three bedrooms, and two bathrooms, there's plenty of space for everyone. This property is offered for sale with NO ONWARD CHAIN.

Step outside to discover a peaceful private garden, ideal for enjoying a morning coffee or hosting a summer barbecue. The garage at the rear provides convenient parking and extra storage space, making daily life a breeze.

Located close to popular schools, this home is perfect for families looking to settle down in a welcoming community. And if you enjoy the outdoors, you'll love the fact that this property is next to lovely walks, offering the opportunity to explore the beautiful surroundings right on your doorstep.

Don't miss out on the chance to make this wonderful property your own - book a viewing today and start envisioning the life you could create in this lovely home on Trentlea Way!



### Entrance Hallway

UPVC double glazed front door with frosted panel, ceiling light point, smoke alarm, radiator, wood effect flooring, stairs to the first floor.

### Open Plan Lounge/Kitchen/Dining Room

#### Dining Lounge

14'7" x 16'11" (4.447m x 5.167m)

UPVC double glazed doors and windows leading out to the garden, UPVC double glazed window to the side elevation, three radiators, two TV points, two ceiling light points, cupboard housing the hot water tank, wood effect flooring.

#### Kitchen

9'6" x 8'0" (2.897m x 2.452m)

A good range of white wood effect wall and base units with contrasting work-surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated fridge/freezer, integrated dishwasher, integrated washing machine, four ring gas hob with extractor fan over, spotlighting, UPVC double glazed window to the front elevation, tiled flooring.

#### Cloakroom

3'1" x 6'0" (0.957m x 1.836m)

Back to wall WC, pedestal wash hand basin, ceiling light point, radiator, UPVC double glazed frosted window to the front elevation, tiled flooring.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

10'3" x 9'0" (3.126m x 2.746m)

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

#### En-Suite

5'0" x 6'8" (1.530m x 2.035m)

Back to wall WC, wall hung wash hand basin, spotlighting, radiator, UPVC double glazed frosted window to the front elevation, tiled shower enclosure with mixer shower over, shaver point, tiled flooring.

#### Bedroom Two

10'7" x 8'10" (3.233m x 2.700m)

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

#### Bedroom Three

6'4" x 10'4" (1.947m x 3.175m)

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

#### Bathroom

6'2" x 6'10" (1.895m x 2.107m)

Back to wall WC, wall hung wash hand basin with mixer tap, spotlighting, chrome ladder style radiator, UPVC double glazed frosted window to the side elevation, panel bath with mixer shower over, tiled flooring.

### OUTSIDE

#### Front

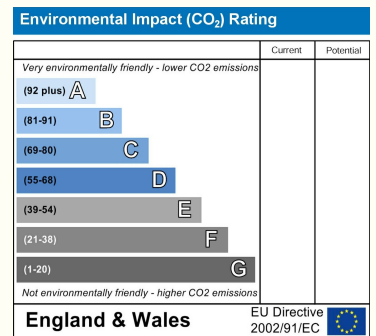
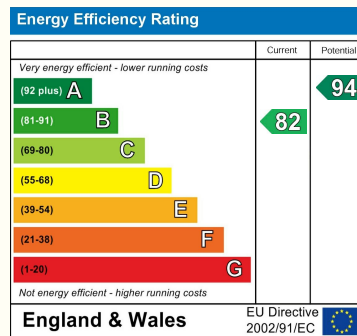
Lawn area, pathway leading up to front door.

#### Rear

Patio area, laid to lawn, fence boundaries, shrubbery. vegetable patch, gate leading to parking space and garage.

#### Garage

Up and over door.



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