



65 Congleton Road

CW11 1HP

Offers In The Region Of £540,000



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STEPHENSON BROWNE

This four bedroom, detached, family home can be found in a highly desirable area and is just a stones throw away from Sandbach town centre, is close to popular schools and great transport links, and has NO ONWARD CHAIN. Call now to arrange your viewing!



Agents Remarks

Found close to the centre of Sandbach is this four bedroom, detached, family home. The property is within walking distance to popular schools and fantastic transport links, and also has no onward chain.

The downstairs briefly comprises of; entrance porch and hallway, a great size lounge, dining room, kitchen, conservatory, cloakroom and a useful utility/shower room. To the first floor are four bedrooms, with the master benefitting from fitted furniture, and the second bedroom having a separate dressing room area and ensuite, and a family bathroom.

To the front of the property is a good size driveway for ample off road parking with access to the double garage, and to the rear is a fantastic size garden with a gorgeous patio area, perfect for entertaining.

To appreciate everything this lovely home has to offer, an early viewing is advised.

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 Porch

Quarry tiled flooring, composite front door, ceiling light point, wooden door leading into:

Entrance Hallway

Ceiling light point, radiator, doors to all rooms, stairs to first floor.

Lounge

18'7" x 12'10"

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

Dining Room

9'10" x 12'10"

UPVC double glazed sliding doors leading into the conservatory, wooden doors leading into the lounge, ceiling light point, radiator.

Conservatory

13'8" x 13'6"

UPVC double glazed windows all around and double doors leading out to the garden.

Kitchen

14'11" x 10'4"

Vinyl effect tile flooring, a good range of wooden fronted wall and base units with contrasting work-surface over, integrated Bosch double oven, inset stainless steel sink with mixer tap, four ring Phillips gas hob with extractor fan over, UPVC double glazed window to the rear elevation, ceiling light point, partly tiled walls.

Utility Room/Shower Room

14'3" x 7'10"

Wall mounted Worcester Bosch gas boiler, kitchen wall and base units, stainless steel sink, fully tiled shower enclosure with electric shower over and curved glass screen, radiator, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the garden. Wooden door leading into the garage.

Cloakroom

9'3" x 5'11" to the maximum

Tiled flooring, partly tiled walls, low level WC, wash hand basin with mixer tap, under stairs storage, ceiling light point, wall light, UPVC double glazed frosted window.

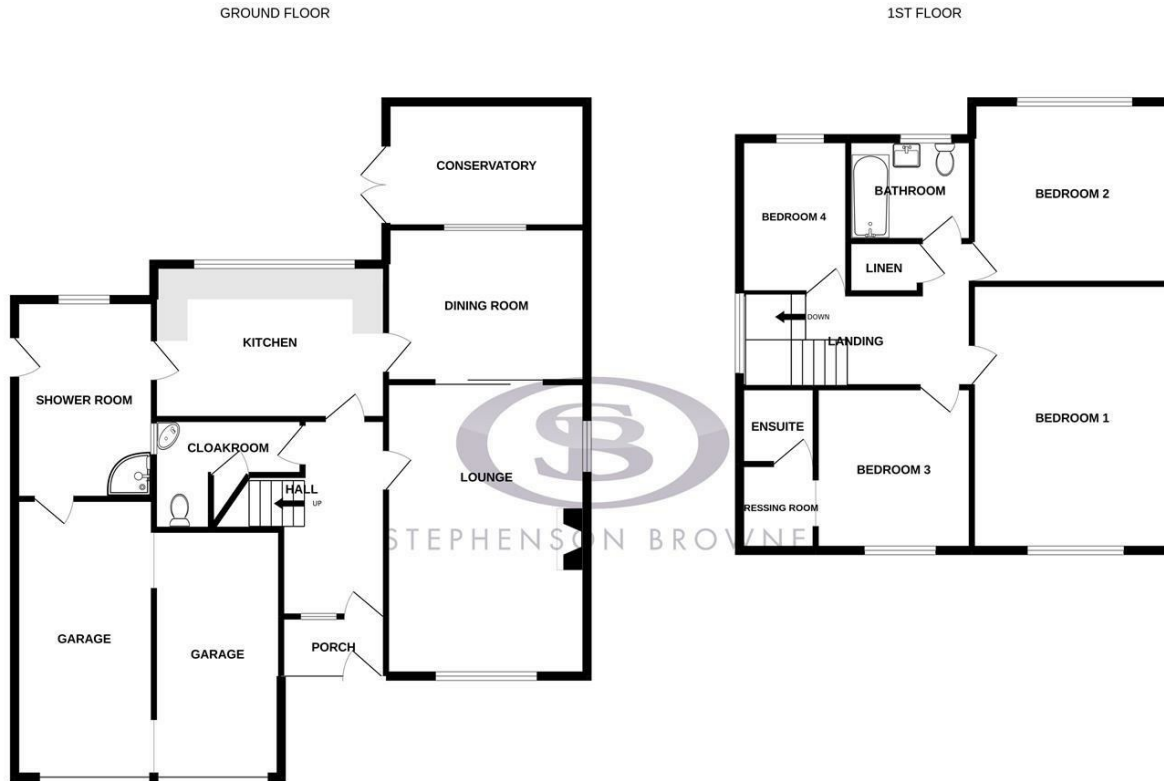


- FAMILY HOME
- NO ONWARD CHAIN
- CLOSE TO SCHOOLS AND GREAT TRANSPORT LINKS
- EN-SUITE TO BEDROOM
- FITTED STORAGE IN TWO BEDROOMS
- DOUBLE GARAGE
- LARGE REAR GARDEN
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- CALL NOW TO ARRANGE YOUR VIEWING





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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