



25 Congleton Road
CW11 1HG
Offers Over £490,000



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STEPHENSON BROWNE

This four bedroom, detached, family home can be found in a highly desirable area just a stones throw away from Sandbach town centre, and also has the benefit of being close to popular schools and great transport links.

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.

The downstairs briefly comprises of; entrance porch and hallway, a great size lounge-through-dining room, breakfast kitchen, conservatory, cloakroom and access to the integral garag. To the first floor are four bedrooms, with three bedrooms benefitting from fitted furniture, and a family bathroom.

To the front of the property is a good size driveway for ample off road parking with access to the garage, and to the rear is a fantastic size, mature garden with a top quality summerhouse.

Properties like this don't come up for sale often, so give us a call to arrange your viewing now!

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

UPVC double glazed glass sliding door to the front elevation, UPVC double glazed window to the side elevation, ceiling light point.

Entrance Hallway

Wooden front door, frosted glass to the front elevation, ceiling light point, radiator, stairs to the first floor, under-stairs storage cupboard.

Lounge/Dining Room

12'0" x 28'1" (3.665m x 8.576m)

UPVC double glazed window to the front elevation, three radiators, two ceiling light points, TV point, gas fire with marble surround, UPVC double glazed doors leading into the conservatory.

Conservatory

9'5" x 10'3" (2.880m x 3.138m)

UPVC double glazed windows all around, UPVC double glazed doors leading out to the garden, electric wall heater, tiled flooring.

Breakfast Kitchen

11'4" x 11'6" (3.475m x 3.506m)

A good range of cream wall and base units with granite work-surface over, glass fronted wall cabinets, inset one-and-a-half bowl sink unit with mixer tap, integrated low level oven, four ring electric hob with extractor fan over, integrated dishwasher, tiled splash back, partly tiled walls, tiled flooring, three ceiling light points, radiator, UPVC double glazed window to the rear elevation.

Inner Hall

Ceiling light point, UPVC double glazed door with glass panel leading out to the garden, tiled flooring, door into integral garage.





Cloakroom

2'11" x 5'0" (0.913m x 1.538m)

Low level WC, wall hung wash hand basin, ceiling light point, UPVC double glazed frosted window to the side elevation, tiled flooring, radiator.

FIRST FLOOR

Landing

Ceiling light point, UPVC double glazed window to the front elevation, smoke alarm, doors to all rooms, access to the loft space.

Bedroom One

11'6" x 10'5" (3.519m x 3.188m)

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

Bedroom Two

11'6" x 10'2" (3.515m x 3.108m)

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

Bedroom Three

12'1" x 11'11" to the maximum (3.687m x 3.652m to the maximum)

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

Bedroom Four

9'11" x 8'0" (3.024m x 2.442m)

UPVC double glazed window to the front elevation, fitted desk and shelving, ceiling light point, radiator.



Bathroom

6'10" x 8'6" (2.097m x 2.592m)

UPVC double glazed frosted window to the rear elevation, low level WC, pedestal wash hand basin, P shaped bath with mixer shower over, partly tiled walls, ceiling light point, radiator.

OUTSIDE

Front

Shaped lawn area, block paved driveway, gate to the front, gate leading to the rear, electric roller door to garage.

Rear

Astro turf area, mostly laid to lawn, garden shed, greenhouse, mostly laid to lawn, mature shrubbery and well stocked flower beds, summer house.

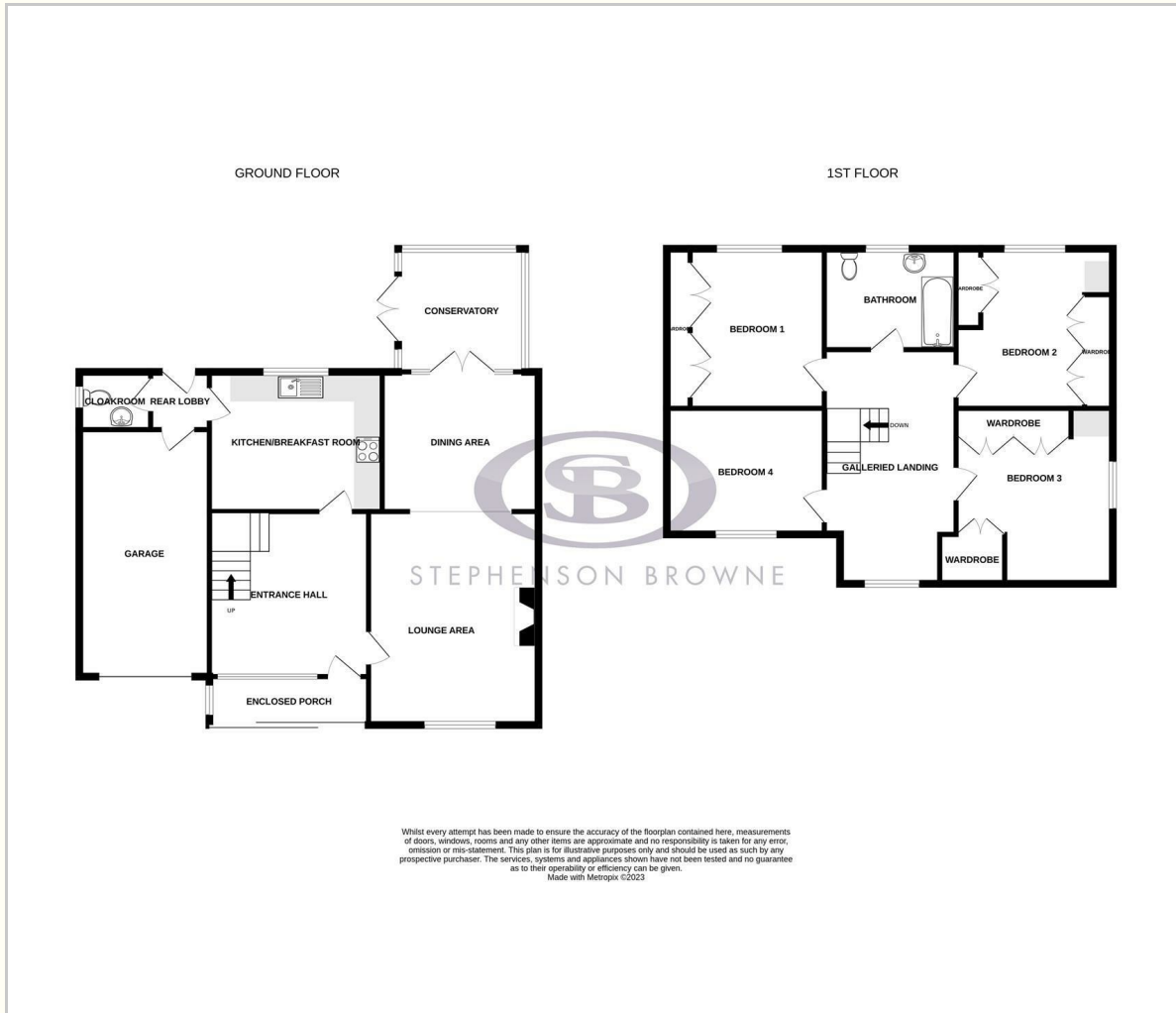
Integral Garage

17'3" x 9'8" (5.279m x 2.962m)

Space and plumbing for washing machine and tumble dryer, three ceiling light points, electric roller door, door into inner hall.



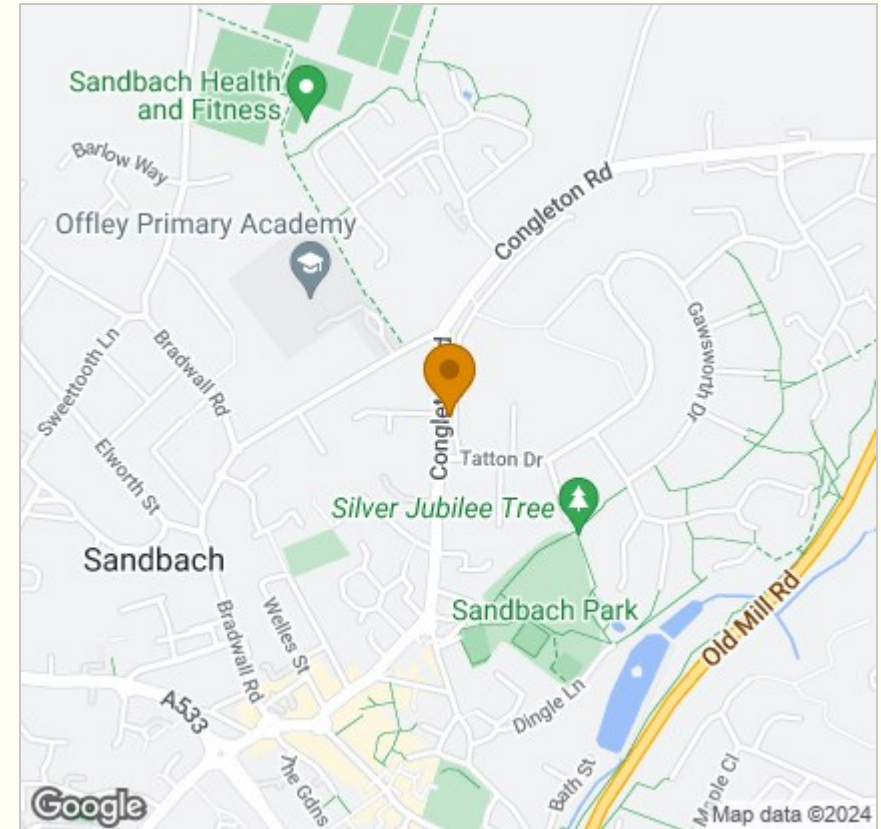
Floor Plan



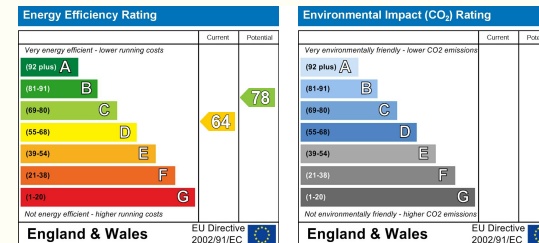
Viewing

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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