



## 21 Filter Bed Way

CW11 4AD

Offers Over £270,000



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An exceptionally well proportioned and versatile three double bedroom, three storey contemporary town house with off road parking and enclosed garden.

Opening with a separate entrance hallway that provides access to all of the principal rooms and stairs to the first floor, further to a useful downstairs WC. Modern kitchen, complete with a full range of wall and base units with work surfaces over, integrated oven, gas hob, dishwasher and fridge freezer. Very spacious lounge diner occupying the rear of the home and benefitting from a bay area with floor to ceiling windows and French doors opening direct onto the garden.

To the first floor, there are two very well sized double bedrooms, with the third bedroom enjoying use of 'Jack and Jill' style access into the main bathroom. The principal bedroom suite occupies the entire top floor, with a huge bedroom area, dressing section and a three piece en-suite shower room. All highly configurable to suite a range of lifestyles, uses and needs.

Externally, the home is fronted by driveway parking for two vehicles, further to shared pathway access leading around the rear that grants access via a private gate to the garden. The garden is laid mostly to lawn with a patio area, fully enclosed by fenced borders.

Only a short walk into the town centre and ideal for commuting links via the M6 motorway and local bus links. Walking distance to the high schools.



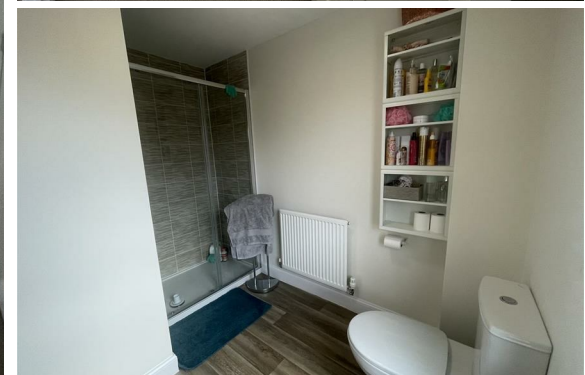
**Lounge**  
19'10" x 13'2"

**Kitchen**  
13'0" x 6'7"

**Bedroom One (Top Floor)**  
22'2" x 14'11"

**Bedroom Two (First Floor)**  
14'11" x 9'4"

**Bedroom Three (First Floor)**  
14'11" x 9'8"



- Charming End Town House
- Versatile Layout set over Three Floors
- Three Generous Double Bedrooms
- Spacious Open Plan Lounge Diner
- Practical Downstairs WC
- Family Bathroom and En-Suite Shower Room
- Driveway Parking for Two Vehicles
- Private Enclosed Rear Garden
- Modern Build and Development
- Close to Local Amenities and Commuting Links



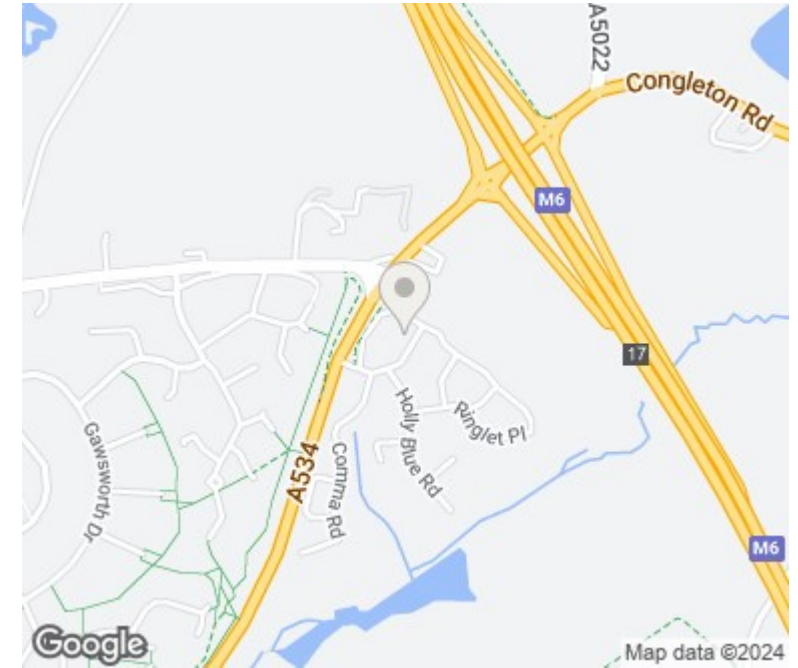
## Floor Plan



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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			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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