



10 Victoria Street

CW11 1HB

Offers Over £400,000



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STEPHENSON BROWNE

A gorgeous, traditional semi-detached residence, tucked away on a quiet sought after street that enjoys close proximity to the town centre, this heavily upgraded high specification home is oozing with kerb appeal and offers versatile accommodation perfect to suit a range of buyers.

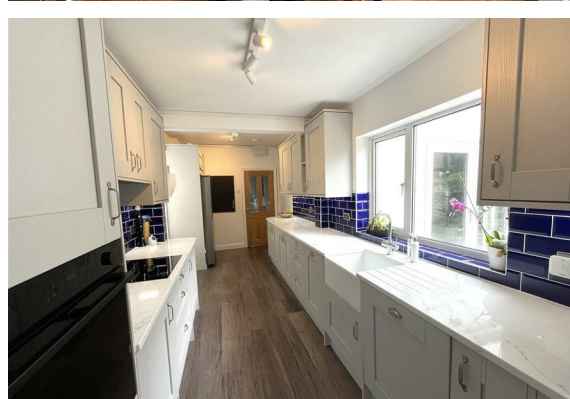
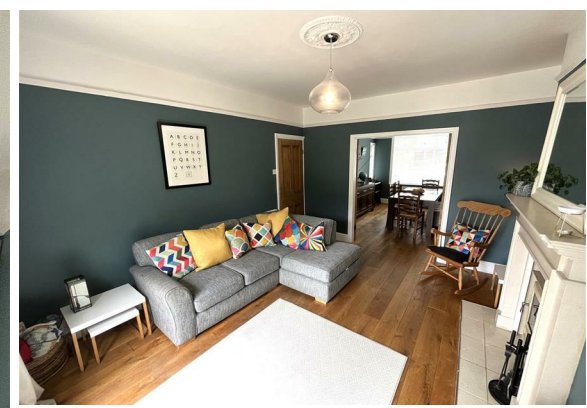
Opening from a covered storm porch into a generous and inviting entrance hallway laid with beautiful tiled flooring, stairs to the first floor and doors to all of the principal rooms. Generously proportioned front aspect dining room with double doors leading through to a rear aspect lounge with French doors opening direct onto the patio and enjoying quaint views of the garden.

High specification, completely remodelled and modern fitted kitchen, complete with a substantial range of supreme quality wall and base units with quartz preparation surfaces over, an inset country style sink. Partially separate utility area providing further work space, another inset sink and additional access to the rear garden.

To the first floor, there are four bedrooms, with three of which being well proportioned doubles and a further single/study on the front most aspect. The principal bedroom on the front elevation hosts a large bay window, fire surround and period tiling. Three piece, luxury fitted bathroom suite with rainfall shower head over the bath and glossy fronted units concealing the boiler and large store cupboard.

Externally, the home is fronted by a tarmac driveway providing off road parking immediately before the home, with shared access beside leading up to a detached single garage. Generously sized fully enclosed private rear garden, complete with a large patio area and a well maintained lawned garden.

Wonderful location, close to local schools and amenities, perfect for access to commuting links such as the M6 Motorway.



Entrance Hallway

14'2" x 8'0"

Dining Room

13'3" x 11'11"

Lounge

14'0" x 11'11"

Kitchen

27'5" x 8'0"

Landing

21'5" max x 3'8" max

Bedroom One

13'4" into bay x 11'11"

Bedroom Two

12'0" x 11'11"

Bedroom Three

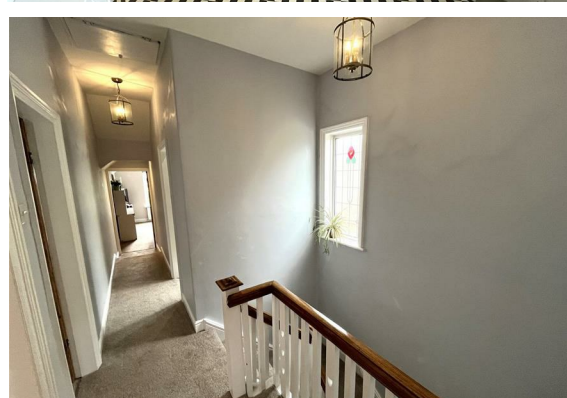
13'10" x 8'0"

Bedroom Four

8'0" x 5'10"

Bathroom

10'4" x 4'9"

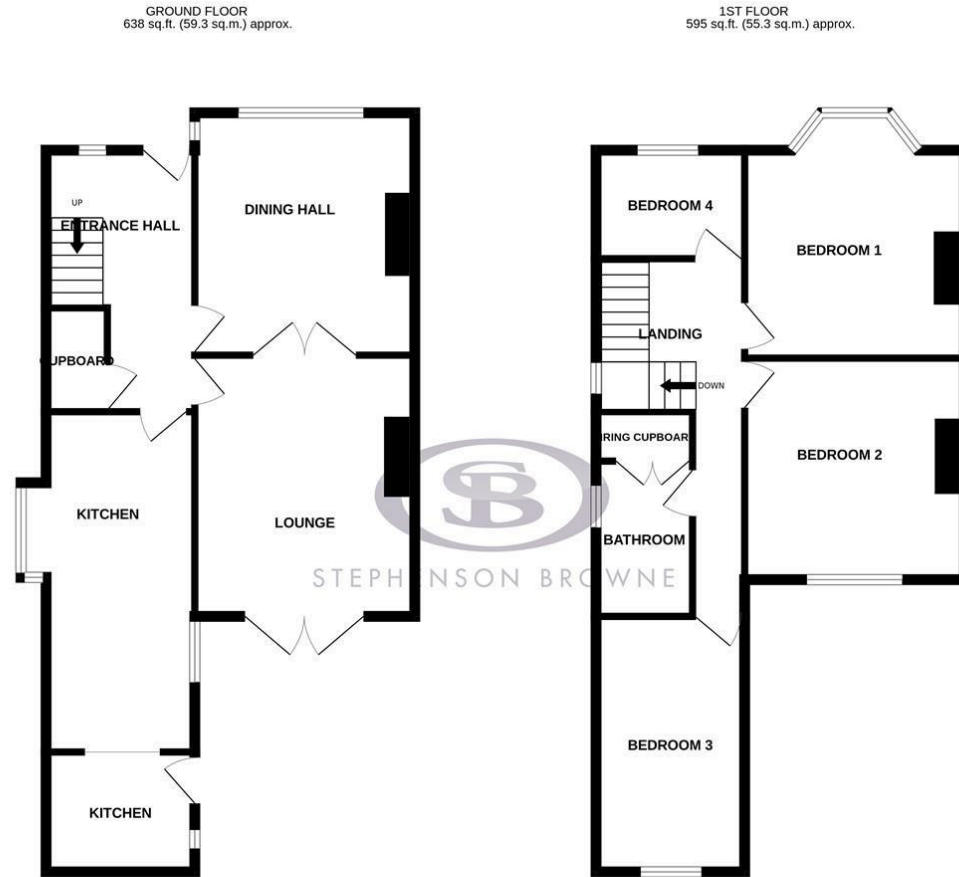


- Gorgeous Period Semi-Detached Home
- Excellent Presentation Throughout
- High Specification Fixtures and Fittings
- Four Upstairs Bedrooms
- Two Reception Rooms
- Luxury Fitted Kitchen
- Three Piece Upstairs Bathroom
- Off Road Parking and Detached Single Garage
- Enclosed Rear Garden
- Sought After Location Proximate to Town Centre





Floor Plan



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 sq.m.) approx.

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 is given 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(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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