



101 Elton Road

CW11 3NF

£189,950



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STEPHENSON BROWNE

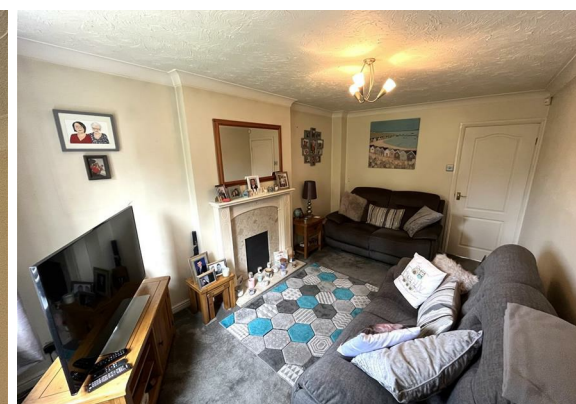
REDUCED FOR LIMITED TIME ONLY

Tucked away from the road in a private setting, this charming three bedroom home is the perfect first time purchase or investment property and is well located for commuting, transport links and local amenities.

Briefly comprising, the property opens from a separate entrance hallway, spacious front aspect lounge, modern fitted open plan kitchen diner with a large understairs cupboard. Generously sized rear aspect conservatory with French doors opening to the garden. To the upstairs, the property is configured with three bedrooms, with the principal bedroom on the front aspect being a well sized double bedroom with fitted wardrobes and an over-stairs cupboard. Three piece upstairs family bathroom.

To the outside, the property is fronted with ample off road parking and a front garden area. The home enjoys a lush green outlook and frontage that provides excellent privacy from the road. Well sized rear garden, laid mostly to lawn with a spacious patio paved area.

No onwards vendor chain.



Entrance Hallway

5'1" x 3'4"

Living Room

15'0" x 9'6"

Kitchen Diner

13'0" x 8'1"

Conservatory

14'3" x 6'9"

Landing

8'4" x 2'9"

Bedroom One

10'11" up to wardrobes x 8'1"

Bedroom Two

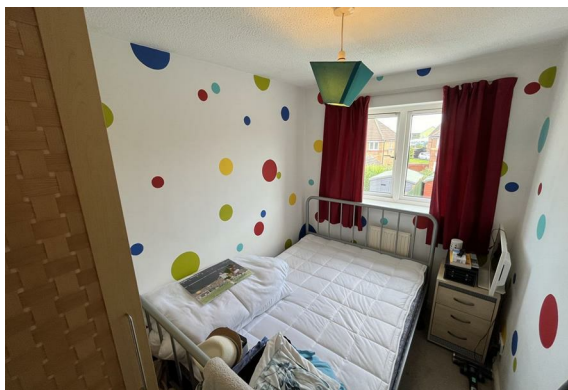
8'11" x 6'5"

Bedroom Three

8'2" max x 6'4"

Bathroom

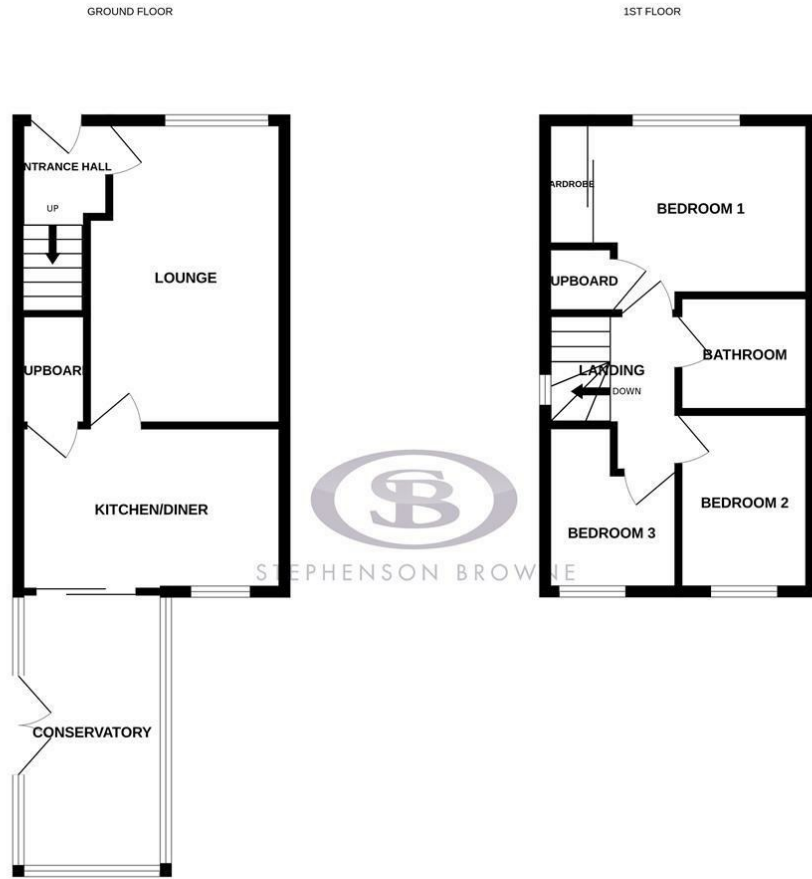
6'5" x 5'9"



- Semi-Detached Home
- Three Bedrooms
- Front Aspect Lounge
- Open Plan Kitchen Diner
- Spacious Conservatory
- Three Piece Upstairs Bathroom
- Generous Enclosed Garden
- Off Road Parking
- Green Outlook to Front
- Close to Sandbach Train Station



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 is given as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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 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 if you wish to arrange a viewing appointment or require further information.

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