



22 Ramblers Way

CW11 4DA

£275,000



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STEPHENSON BROWNE

This beautifully presented, three bedroom FREEHOLD property is located just a stones throw away from the lovely town centre of Sandbach and all the amenities it has to offer.

Boasting a car port and driveway parking for multiple vehicles, three floors of modern living, a surprisingly large and enclosed rear garden with ample storage at the side aspect, WCs on all floors, an open plan kitchen diner, modern kitchen, and a main bedroom with ensuite. A viewing of this impressive home is highly advised.



Entrance Hall

6'5" x 4'9"

Living Room

17'5" x 9'6"

A spacious living room facing the front aspect.

Kitchen Diner

12'11" x 8'2"

A range of wall and base units with worktops over. Integrated fridge / freezer and slimline dishwasher, space and plumbing for a washing machine, a four-ring gas hob with electric oven below and extractor hood above, soft close cupboards and drawers. Space for a dining table and a built-in storage pantry cupboard.

WC

5'6" x 3'2"

Two-piece suite consisting of a low level WC and hand wash basin.

Bedroom One

22'11" x 12'11"

A generously large main bedroom on the second floor, with ample storage space, potential for a walk in wardrobe, and door to ensuite. Loft access above.

Bedroom One Ensuite

9'2" x 8'2"

Three-piece suite consisting low level WC, hand wash basin, and walk-in shower. There is also a storage cupboard. Located on the second floor.

Bedroom Two

13'1" x 11'5"

A large second bedroom located on the first floor.

Bedroom Three

9'3" x 6'4"

A large single or small double bedroom located on the first floor.

Bathroom

9'0" x 6'5"

A four-piece suite consisting a low level WC, hand wash basin, bathtub, and a walk-in shower.

Sandbach Town

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.

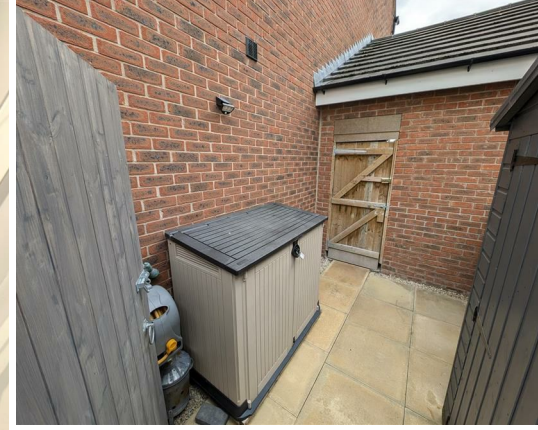
General Notes

The loft is boarded and has a light. The combi boiler in the kitchen is serviced annually.



- Town Centre Location
- Three Bedrooms
- Two Bathrooms
- Car Port
- Driveway Parking
- Close to Schools
- Modern Living
- Secure Garden
- Walking Distance to All Local Amenities
- No Through Road





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 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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