



**17 Victoria Street**

CW11 1HB

**Asking Price £360,000**



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STEPHENSON BROWNE

FOR SALE with NO ONWARD CHAIN - A fully refurbished semi-detached home located on Victoria Street just a short walk to Sandbach Town Centre.

Please read General Notes to fully appreciate all works undertaken.



### **Living Room**

12'1" x 11'4"

A cosy snug room, with access to the front of the property.

### **Kitchen / Dining / Family Room**

27'4" x 16'4"

Kitchen - A range of wall and base units with worktops over. Integrated fridge / freezer and washer dryer. SMEG electric oven and hob with extractor over. Space for an extensive dining table and a large open plan family / entertainment space. French Windows leading onto the Indian stone patio and garden.

### **Porch**

5'2" x 4'9"

Access to the side of the property and driveway.

### **WC**

6'2" x 3'8"

Two piece suite comprising hand wash basin and low level WC

### **Bedroom One**

12'2" x 11'5"

A large double bedroom with access to ensuite, plus uPVC sash window that meets fire safety regulations.

### **Ensuite**

5'5" x 5'1"

Three piece suite comprising walk in power shower, ROCA hand wash basin, and low level WC.

### **Bedroom Two**

12'4" x 7'11"

Double bedroom to the rear aspect.

### **Bedroom Three**

12'4" x 7'11"

Double bedroom to the rear aspect.

### **Bathroom**

6'6" x 5'5"

Three piece suite comprising bath with power shower over, a ROCA low level WC, and hand wash basin. Heated towel rail.

### **Landing**

12'0" x 14'11"

Doors leading to all bedrooms and bathroom, with loft hatch above.

### **Externally**

Driveway parking to the side. A private and low maintenance South-facing rear garden, recently turfed, with Indian stone and sleepers. External power supply and tap.

### **General Notes**

New combi Baxi boiler installed in June 2024 with 10 year warranty.

Average ceiling height - 2830mm

Underfloor heating throughout the ground floor.

Fully rewired and replumbed.

Smart meter for gas and electric.

New external drains.

New insulated roof.

Walls - 300mm cavity with 650mm internal insulation.

Windows - new uPVC double glazed windows.

Oak Doors

New Radiators

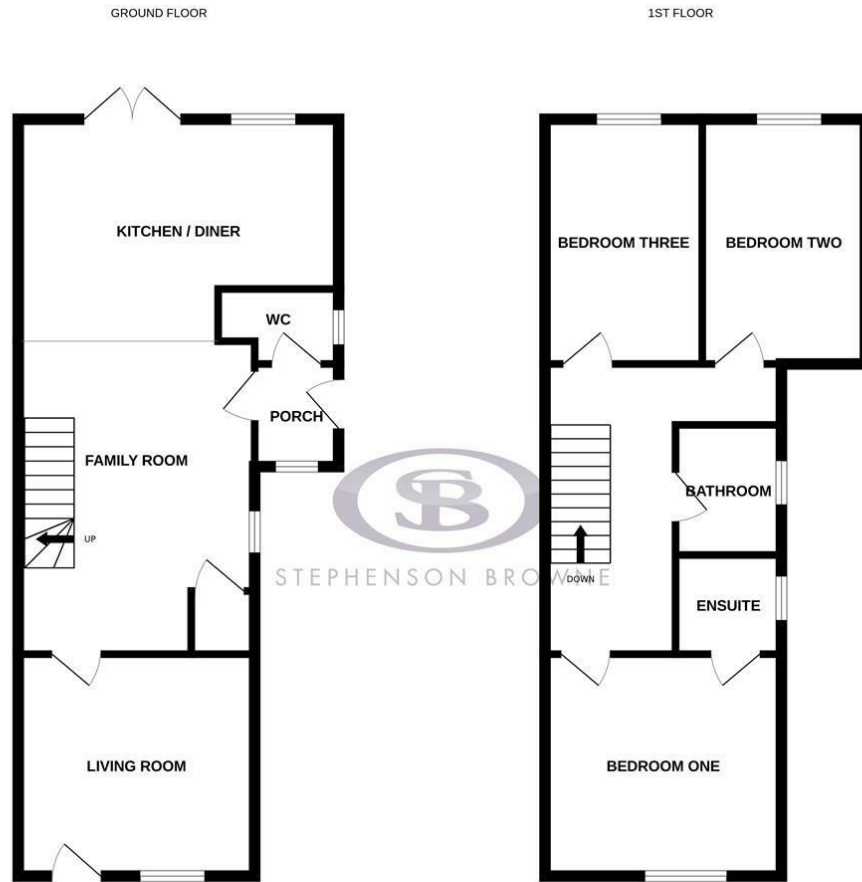


- NO CHAIN
- Fully Rewired and Replumbed
- Fully Refurbished
- EPC C RATING
- Extended 8ft x 12ft
- Driveway Parking & Low Maintenance Rear Garden
- New uPVC Double Glazed Windows
- Walking Distance to Sandbach Town Centre
- Underfloor Heating Throughout Ground Floor
- Viewings Advised





# 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 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			
(81-91) B			
(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 on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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