



## 11 Lime Close

CW11 1BZ

**Offers In The Region Of £245,000**



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STEPHENSON BROWNE

This delightful semi-detached Dorma bungalow is a charming property offering a perfect blend of comfort and convenience. Boasting two reception rooms, two bedrooms, large and modern kitchen, driveway parking and extensive gardens.

Situated within walking distance to Sandbach Town Centre, this home offers the ideal location for those who appreciate easy access to amenities and a vibrant community atmosphere. The convenience of driveway parking ensures that you'll never have to worry about finding a spot for your vehicle.

Step outside and discover the beauty of the long and private garden, providing a peaceful retreat where you can relax and unwind in the fresh air. Whether you're looking to enjoy a morning coffee or host a summer barbecue, this outdoor space is sure to impress. One of the standout features of this property is the versatile outbuilding, which can be used as a garage, home office, or a tranquil garden room - the possibilities are endless.

Don't miss out on the opportunity to make this charming bungalow your new home. With its convenient location, versatile outbuilding, and serene garden, this property has all the makings of a perfect retreat in the heart of Sandbach.



**Living Room**

15'5" x 10'11"

**Dining Room**

12'9" x 9'3"

**Kitchen**

10'11" x 8'3"

A range of wall and base units with worksurfaces over. Space for fridge / freezer and washing machine. Gas hob with extractor above and electric oven.

**Shower Room**

5'4" x 4'11"

**WC**

2'8" x 6'1"

**Bedroom One**

11'0" x 10'10"

**Bedroom Two**

13'11" x 6'5"

**General Notes**

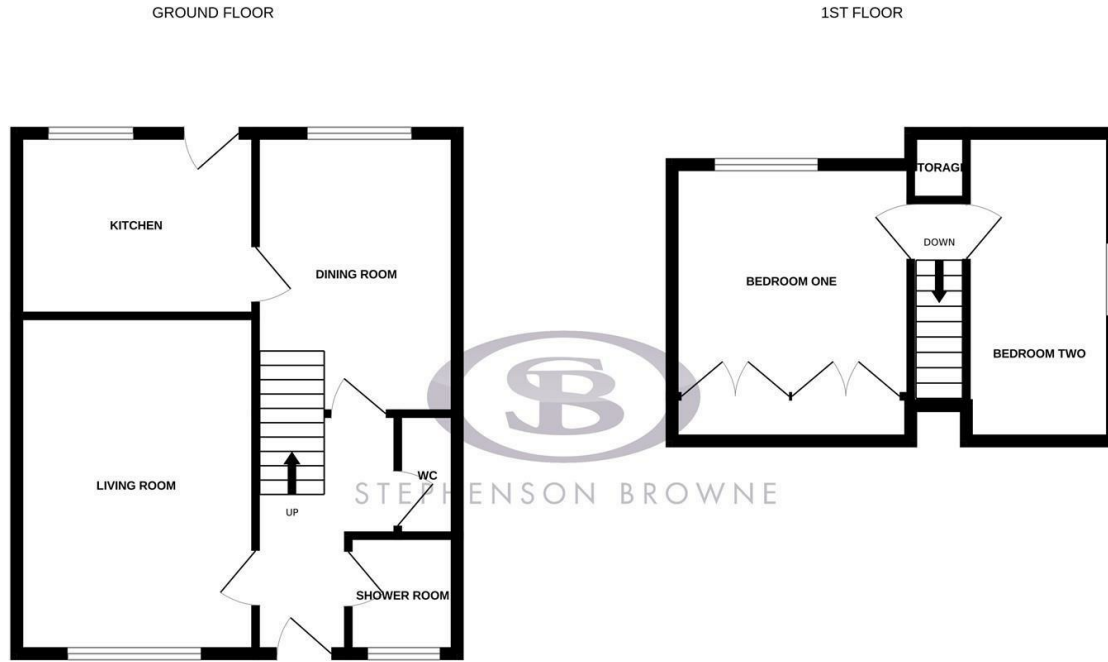
Annually-serviced combi boiler approx. five years old.



- Close to Sandbach Town Centre
- Driveway Parking
- Versatile Outbuilding / Garage / Home Office / Garden Room
- Two Reception Rooms
- Large Modern Kitchen
- Extensive Private Gardens

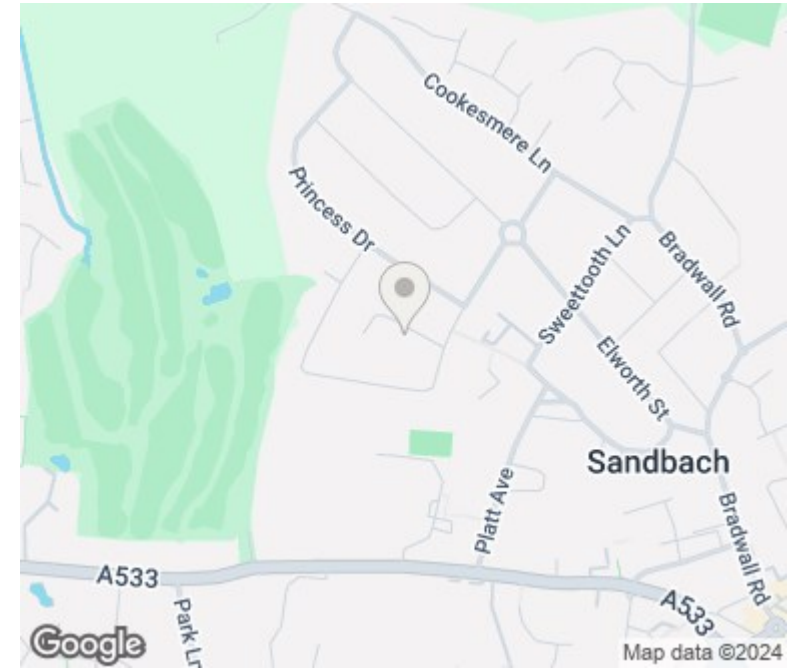


# Floor Plan



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			84
(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 if you wish to arrange a viewing appointment or require further information.

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