



## 8 Teddy Gray Avenue

CW11 3AR

Asking Price £440,000



4



2



1



C



STEPHENSON BROWNE



This charming property is found in the sought-after area of Elworth, Sandbach. The delightful house boasts a spacious layout with a lovely reception room, perfect for entertaining guests or relaxing with family. With 4 generously sized bedrooms and 2 bathrooms, there is ample space for everyone to enjoy.

This property has been lovingly improved and extended, offering a fantastic bespoke kitchen with integrated appliances and modern décor that is both stylish and inviting. The addition of a separate study provides a dedicated space for those who work from home or need a quiet area to focus.

The four double bedrooms ensure that everyone has their own comfortable retreat, while the popular family estate provides a friendly and welcoming community for all residents to enjoy.

Don't miss the opportunity to make this house your home and experience the wonderful lifestyle that Teddy Gray Avenue has to offer.





**Living Room**

17'8" x 10'5"

**Kitchen / Diner / Living Area**

19'8" x 22'11"

**Utility Room**

7'2" x 5'10"

**Study / Playroom**

7'8" x 8'4"

**Garage Storage**

8'6" x 8'6"

**Bedroom One**

11'7" x 15'1"

**Ensuite**

7'2" x 6'3"

**Bedroom Two**

10'2" x 9'5"

**Bedroom Three**

11'7" x 8'9"

**Bedroom Four**

8'11" x 13'1"

**Bathroom**

9'6" x 6'4"

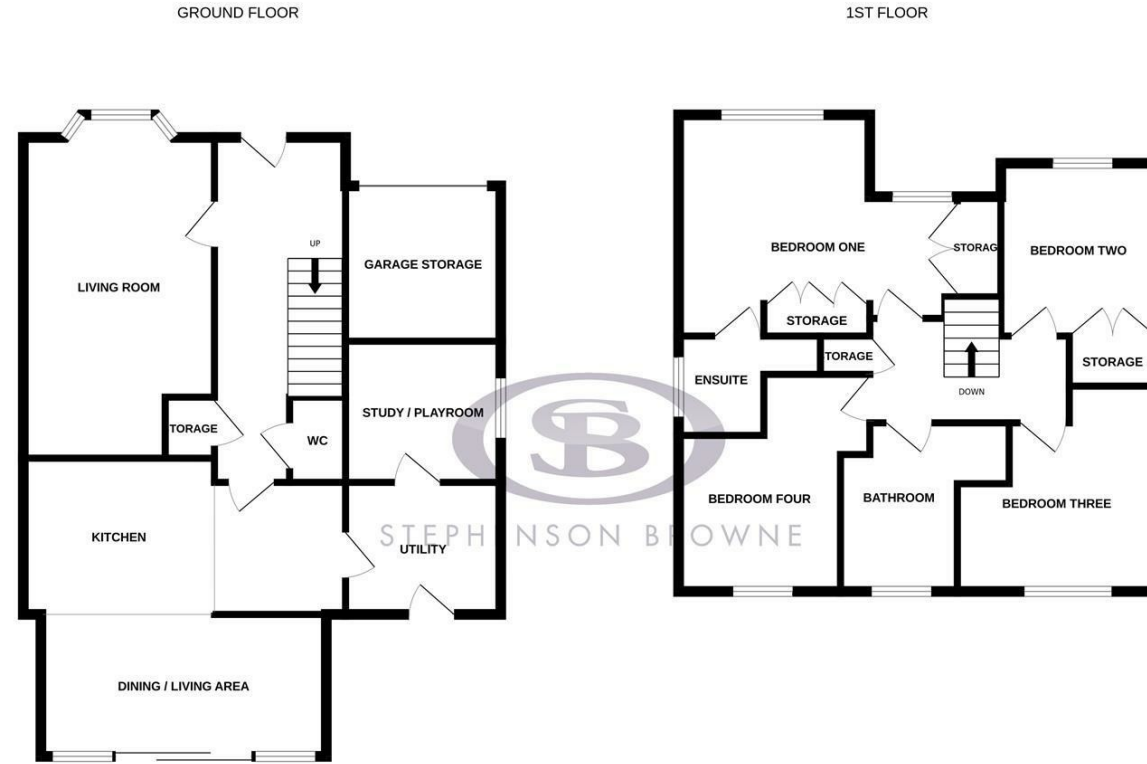




- EXTENDED AND UPGARDED KITCHEN
- BEAUTIFUL DECOR
- PART CONVERTED GARAGE
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- COSY LOUNGE
- TWO DRIVEWAYS
- FREEHOLD
- POPULAR FAMILY ESTATE
- CALL NOW TO ARRANGE YOUR VIEWING



## 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.  
Made with Metropix ©2024

## 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	87

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

38 High Street, Sandbach, CW11 1AN  
Telephone: 01270 763200 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk