



9 Maple Close

CW11 4JL

Asking Price £299,000



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1



2



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STEPHENSON BROWNE

Found in a quiet cul-de-sac within walking distance to Sandbach Town Centre, is this three bedroom, semi-detached property and has been lovingly updated by it's current owners!

Agents Remarks

Situated on a quiet cul-de-sac, close to Sandbach Town Centre and its many amenities, is this stunning, three bedroom, semi-detached home.

The property offers well planned accommodation which has been renovated and modernised by it's current owner, and briefly comprises; entrance hallway, a lounge with a log burner for cosy nights, bathroom, open plan kitchen and dining room and a further reception room which is currently being utilised as a snug. To the first floor there are three good sized bedrooms with the master boasting fitted wardrobes, and a separate cloakroom.

Outside there is ample off road parking for a number off vehicles and a side gate leading to the detached garage. To the rear there is a low maintenance, pleasant garden which provides a good deal of privacy.

This property is not one to be missed, call now to arrange your viewing!

Location

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.

ACCOMMODATION

Entrance Hallway

Wood effect laminate flooring, ceiling light point, UPVC double glazed front door and frosted windows, smoke alarm, under-stairs storage cupboard.

Lounge

10'11" x 15'4" (3.332m x 4.697m)

UPVC double glazed window to the front elevation, ceiling light point and fan, radiator, TV point, wood effect laminate flooring, log burner with tiled hearth.

Bathroom

3'10" x 6'9" (1.176m x 2.069m)

Tiled flooring and fully tiled walls, low level WC, wash hand basin inset into white vanity gloss unit with mixer tap, L shaped bath with mixer shower over and glass screen, UPVC double glazed frosted window to the side elevation, ceiling light point, black towel radiator, extractor fan.

Dining Room

9'3" x 10'8" (2.824m x 3.262m)

Wood effect laminate flooring, ceiling light point, radiator, UPVC double double glazed doors leading into the snug. Open archway into:

Kitchen

10'9" x 8'3" (3.296m x 2.523m)

A good range of cream shaker style wall and base units with contrasting work-surface over, inset one-and-a-half bowl ceramic sink with mixer tap over, integrated fridge/freezer, integrated low level oven, four ring Baumatic gas hob with Hotpoint extractor fan over, space and plumbing for washing machine and dishwasher, tiled surround, UPVC double glazed window to the rear elevation, ceiling light point, wood effect laminate flooring.





Snug

10'0" x 10'11" (3.063m x 3.342m)

UPVC double glazed window to the side elevation, UPVC double glazed window double doors to the rear elevation and door to the side elevation, two Velux roof lights, ceiling light point, wall mounted electric convector heater, wood effect laminate flooring.

FIRST FLOOR

Landing

Two ceiling light points, smoke alarm, UPVC double glazed window to the side elevation.

Bedroom One

13'7" x 10'11" (4.145m x 3.334m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, large fitted wardrobes with sliding doors.

Bedroom Two

10'4" x 9'2" (3.157m x 2.806m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, access to the loft space.

Bedroom Three

14'10" x 6'10" (4.539m x 2.083m)

UPVC double glazed window to the front elevation, two ceiling light points, radiator.

Separate W.C

4'1" x 5'3" (1.247m x 1.624m)

Low level W.C, wall hung wash hand basin with mixer tap, wall-mounted Baxi gas combination boiler, tile effect vinyl flooring, chrome ladder style radiator, UPVC double glazed frosted window to the front elevation, extractor fan, ceiling light point.

OUTSIDE

Front

Large block paved driveway, wooden gate leading to side of the property.

Rear

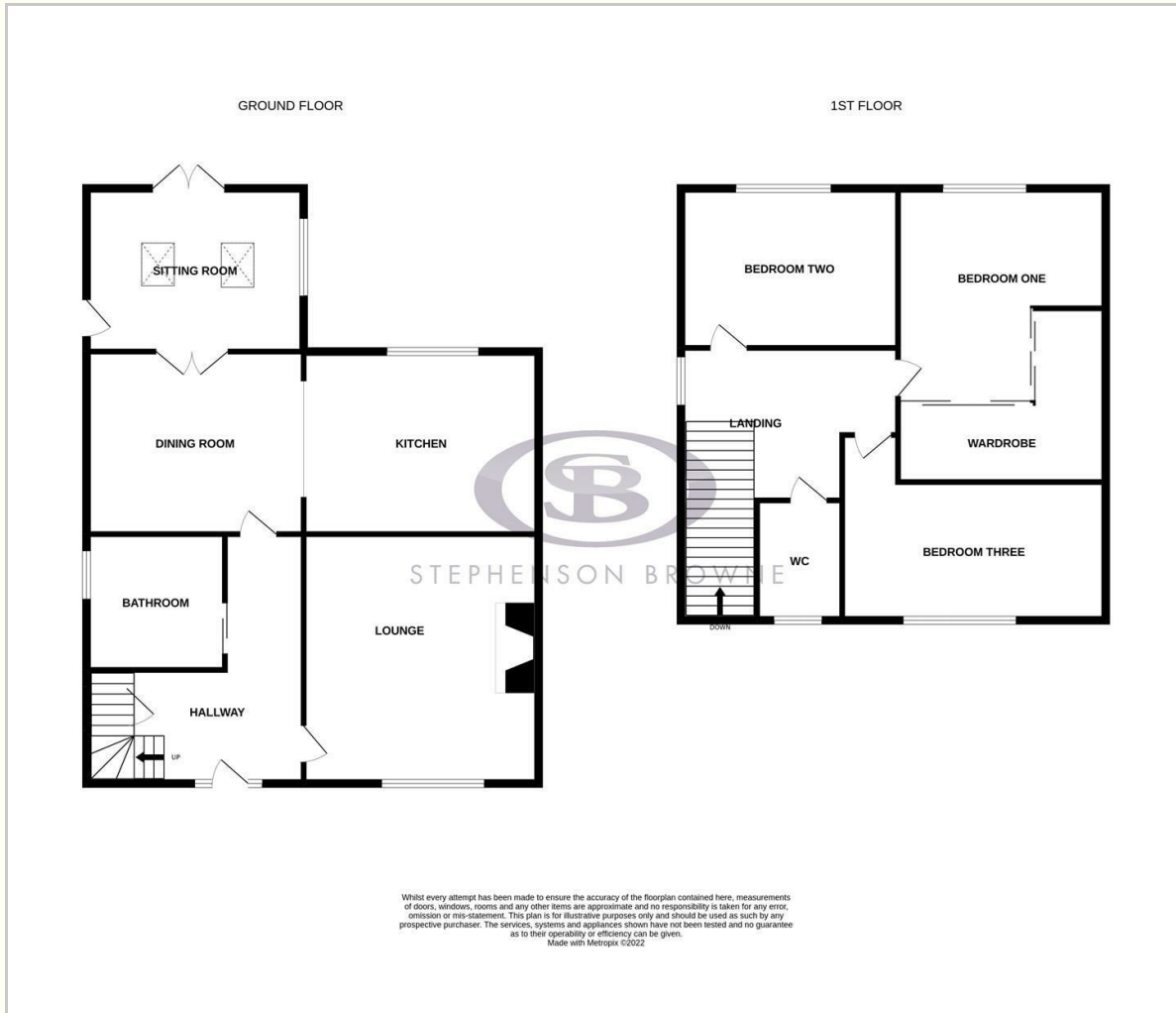
Artificial lawn area, Indian stone patio area with flower border, brick and fence boundaries.

Garage

Power, lighting, up and over door.



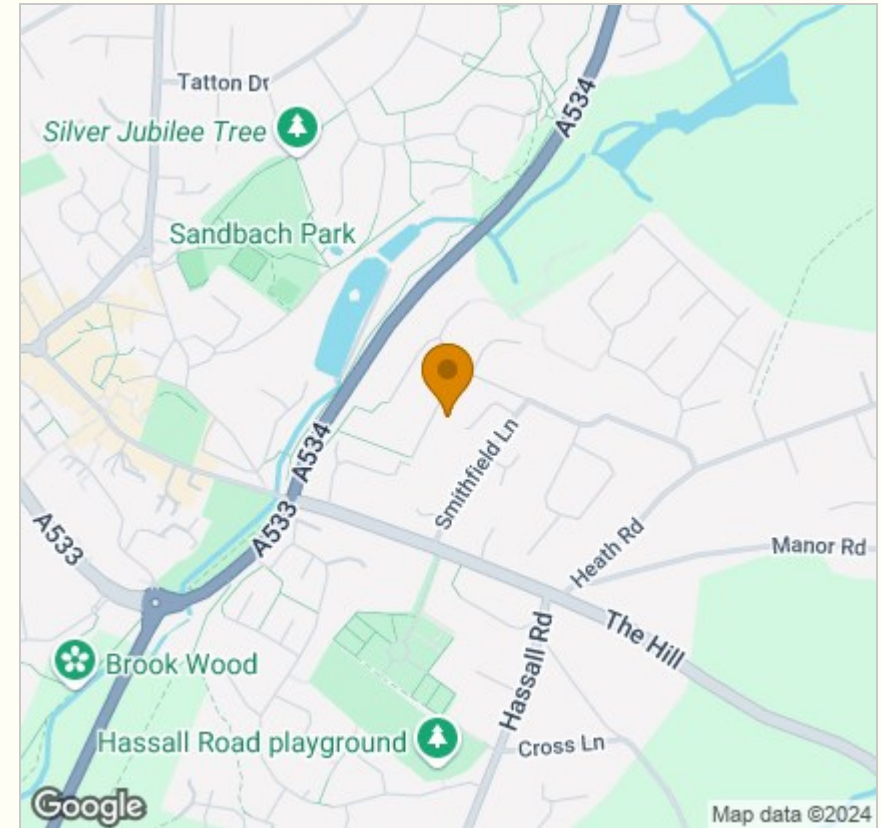
Floor Plan



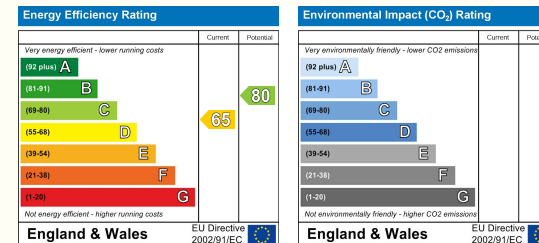
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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