



5 SHERGOLD CLOSE, ELWORTH, SANDBACH,
CW11 3AN

OFFERS OVER £435,000



STEPHENSON BROWNE

This immaculately presented, FREEHOLD four bedroom house boasts many notable features and is beautifully presented - not one to be missed!



Agents Remarks

Located on one of the most popular developments is where you will find this four bedroom, detached family home. Sat on an elevated plot the property has lots to offer, and is close to local amenities, schools and Sandbach Railway Station.

In brief the ground floor comprises of; entrance hallway, a large lounge, the dining kitchen which has high specification integrated appliances and is a great space for entertaining, a utility room, useful study/playroom, and a downstairs cloakroom. On the first floor there are four good size bedrooms, with all of them boasting fitted wardrobes/storage and the master benefitting from an en-suite, and a family bathroom.

To the rear of the property you will find the stunning landscaped garden, and there is also a detached garage. At the front there is a lawned area and driveway.

The property is well presented, ready to move into and is FREEHOLD, call us to arrange your viewing now!

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

UPVC double glazed door with frosted panels, two ceiling light points, radiator, tiled flooring and coir matting, stairs to the first floor.



Study

7'8" x 9'5"

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

Lounge

12'1" x 18'11" to the maximum

UPVC double glazed bay window to the front elevation, radiator, TV point, two ceiling light points, inset log burner with tiled and slate hearth, decorative panelling.

Kitchen/Dining Room

20'3" x 14'2" to the maximum

A good range of grey and white gloss wall and base units with contrasting work-surface over, integrated dishwasher, two integrated ovens, integrated fridge/freezer, six ring gas hob with extractor fan over, UPVC double glazed window to the rear elevation, UPVC double glazed doors leading out to the garden, tiled flooring, spotlighting, ceiling light point, radiator, TV point. Sliding door into:

Utility Room

5'2" x 7'4"

Tiled flooring continued, grey gloss base units with work-surface over, integrated wine fridge, space and plumbing for washing machine and tumble dryer, cupboard housing the gas combination boiler, radiator, UPVC door leading out to the garden.

Cloakroom

4'11" x 4'11"

Low level WC, pedestal wash hand basin with mixer tap, radiator, partly tiled walls, tiled flooring, UPVC double glazed frosted window to the side elevation, ceiling light point, storage cupboard.

FIRST FLOOR

Landing

Two ceiling light points, radiator, access to loft space, smoke alarm, UPVC double glazed window to the side elevation,, airing cupboard.

Bedroom One

12'2" x 12'11" to the maximum

UPVC double glazed window to the front elevation, radiator, ceiling light point, two lots of fitted wardrobes.



En-Suite

4'6" x 4'7"

Low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with mixer shower over, tile effect vinyl flooring, white ladder style radiator, ceiling light point, extractor fan, UPVC double glazed frosted window to the side elevation.

Bedroom Two

12'8" x 10'4"

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

Bedroom Three

10'1" x 9'1"

Two UPVC double glazed windows to the front elevation, radiator, ceiling light point, fitted wardrobes with mirrored sliding doors.

Bedroom Four

7'6" x 10'3"

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

Bathroom

7'4" x 9'3"

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, fully tiled shower enclosure with mixer and waterfall shower over, wood effect flooring, white ladder style radiator, ceiling light point, extractor fan, UPVC double glazed frosted window to the rear elevation.

OUTSIDE

Front

Rear

Full designed and landscaped garden, Indian stone patio, raised decking area, well stocked flower beds and shrubbery, red cedar fencing with lighting.

Garden Snug

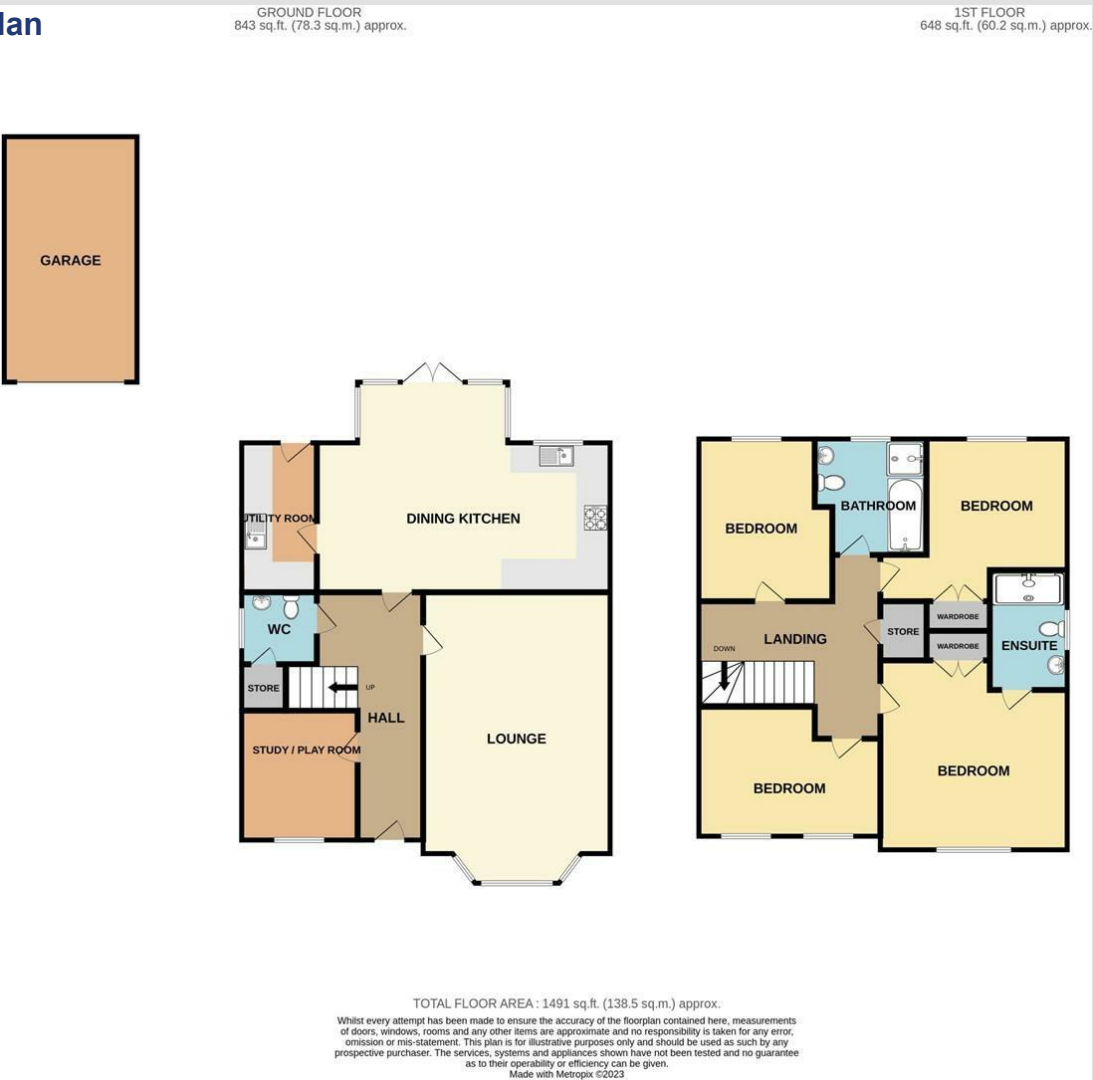
Wooden shelter with seating and wall mounted heater.

Garage

Electric up and over door, power and lighting, personnel door to side.



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(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 wish to arrange a viewing appointment for this property or require further information.

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