



2 HUNGERFORD PLACE, SANDBACH, CHESHIRE,
CW11 4PP

ASKING PRICE £350,000



STEPHENSON BROWNE

This well presented 1950s detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, including a main bedroom complete with an en-suite bathroom, this home is ideal for families seeking both space and privacy.

The property boasts three inviting reception rooms, with a separate study on the ground floor making it perfect for those who require a dedicated workspace.

Set in an elevated position, the house enjoys mature private gardens that create a serene outdoor environment, perfect for enjoying the fresh air or hosting gatherings. The well-maintained gardens enhance the overall appeal of the property, providing a picturesque setting for family activities or quiet contemplation.

Parking is a breeze with space for multiple vehicles, ensuring convenience for residents and guests alike. Additionally, the property is conveniently located in a tranquil setting, and just a short walk from the vibrant town centre of Sandbach, where you can find a variety of shops, cafes, and local amenities.

The cul-de-sac is a no through road and is within easy walking distance to local and highly-regarded schools.



Porch

With front door and glazed elevations. Tiled flooring. Power point. Door into entrance hall.

Entrance Hall

Staircase ascending to the first floor. Built in cupboard housing the gas and electric meters. Wall mounted central heating thermostat. Telephone point.

Lounge

16'10 x 10'5
Inset log effect hole-in-the-wall style gas fireplace with polished stone surround. Double aspect windows. TV point. Large archway to the dining room.

Dining Room

11'8 x 11'
Well defined area for dining table and chairs. UPVc double glazed sliding patio doors into the conservatory.

Conservatory

12'1 x 9'4
UPVc double glazed elevations, glazed roof and double doors leading to outside. Electric heater.

Kitchen

11'6 x 8'8
A range of wall and base units with contrasting work surfaces above and tiled surrounds. Inset 1.5 bowl sink unit and mixer tap. Integrated eye level oven and grill and inset four ring gas hob. Concealed extractor fan. Space and plumbing for dishwasher.

Utility

7'3 x 6'2
Base unit with stainless steel sink unit and tiled splash backs. Wall mounted Glow-worm gas fired combination boiler. Space for fridge freezer. Plumbing for washing appliances.

Inner Hall

Door to cloakroom.



Cloakroom

Comprises WC and wall mounted wash basin.

Office

8'1 x 6'8

Overlooking the front aspect. Previously converted from the old coalhouse. A multi-functional space which could be used as a playroom, gym, snug etc.

Landing

Loft access. Built in storage cupboard.

Bedroom One

16'9 x 83' (max)

Double bedroom. Three UPVc double glazed diamond leaded windows to the front aspect. Fitted furniture including two double wardrobes. Concealed access to the en-suite shower room.

En-Suite Shower Room

Comprises fully tiled shower cubicle with electric shower unit, WC and vanity wash basin with cupboard below. Tiled flooring.

Bedroom Two

11'5 x 9'4

Double bedroom. Built in wardrobe.

Bedroom Three

11'8 x 7'6

Double bedroom.

Bedroom Four

11'6 x 7'6

Double bedroom.

Bathroom

Comprises 'P' shaped bath with mixer tap and Aquatronic electric shower unit, pedestal wash basin with mixer tap and WC. Double aspect UPVc double glazed frosted windows. Fully tiled walls. Wall mounted ladder style radiator.



Externally

To the front of the property, partially laid to lawn with retaining wall boundaries and flagged driveway leading alongside the property and provides a further parking space, leading in turn to the detached garage. Gated access to the rear garden. The rear garden is well established with mature surroundings and well stocked borders. Flagged patio and large lawned area. Shed. The rear garden enjoys a good degree of privacy and is a lovely peaceful setting to relax and unwind.

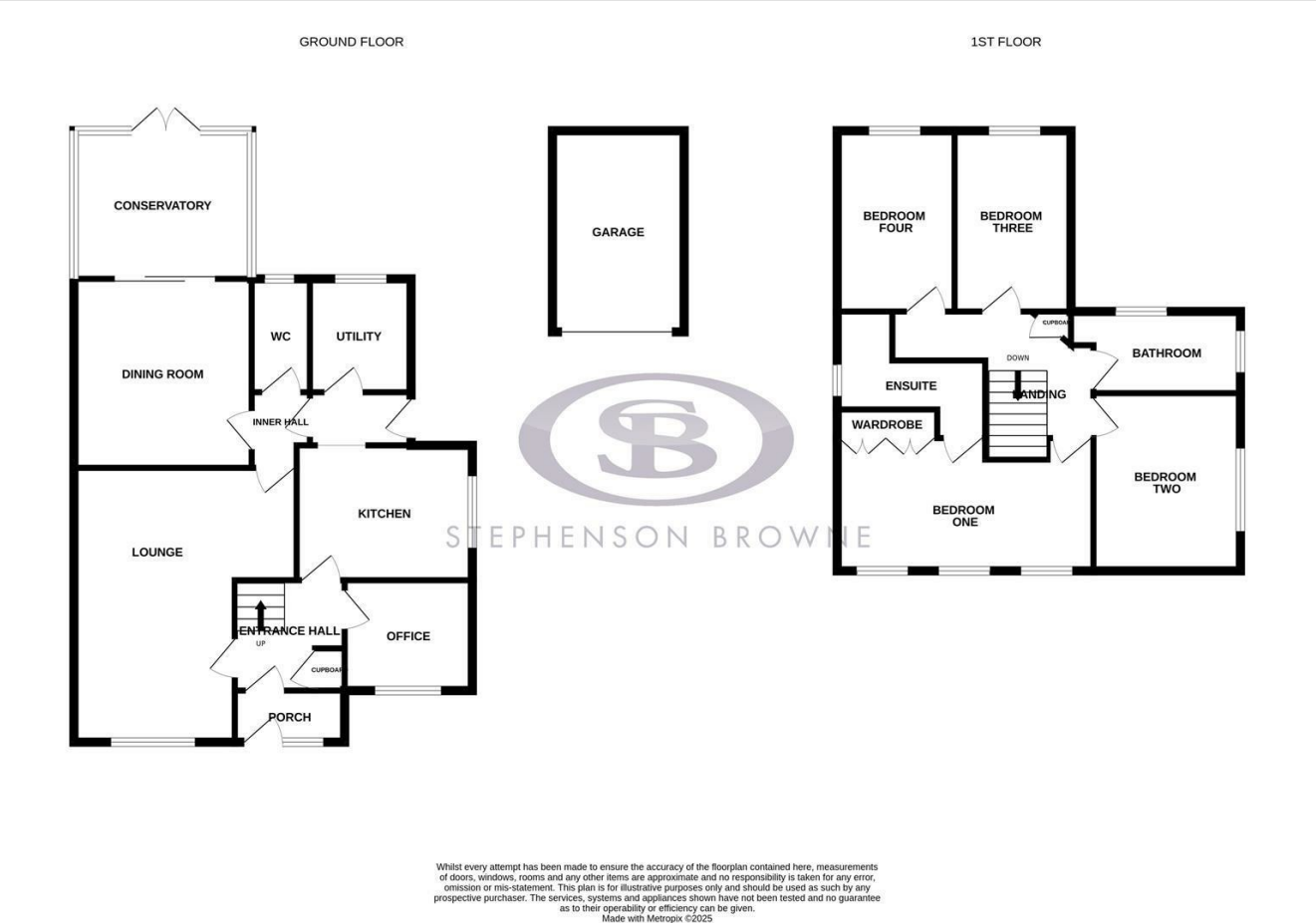
Garage

Of concrete sectional construction with up and over door to the front. Power and light.

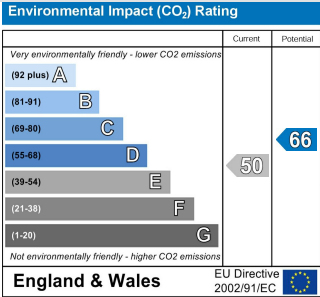
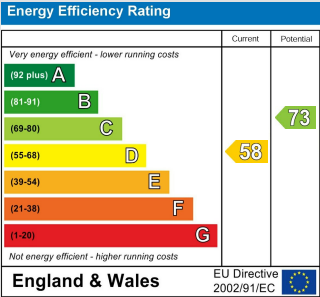




Floor Plan



Area Map



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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