



5 EVA STREET, SANDBACH, CHESHIRE, CW11 3BP

ASKING PRICE £500,000



STEPHENSON BROWNE

This substantial family home on Eva Street presents an impressive blend of period features and modern upgrades, making it an ideal choice for those seeking both character and comfort. With three generously sized bedrooms, plus a loft conversion that offers a unique fourth bedroom, this property is designed to accommodate the needs of a growing family. Located within walking distance to highly regarded schools and Sandbach railway station, this home is perfectly positioned for families and commuters alike.

The house boasts multiple reception rooms offering multi-functionality, and providing ample space for relaxation and entertaining. The modern kitchen and breakfast room is perfect for family gatherings, while the separate utility room adds convenience to daily living. With two ensuites, the home ensures that everyone has their own space, complemented by a well-appointed family bathroom and a downstairs WC. There is exciting potential to further enhance the property by converting the cellar into an additional bedroom or entertainment space, allowing for even more versatility.

Parking is a breeze with space for vehicles on the driveway, and the enclosed private rear garden offers a tranquil retreat. The large Indian stone seating area is ideal for outdoor entertaining or simply enjoying the peaceful surroundings, or basking in the sun!

In summary, this impressive house on Eva Street is a rare find, combining spacious living areas, modern amenities, and the charm of period features, all in a desirable location. It is a must-see for anyone looking to settle in this vibrant community.



Entrance Hall

14'7" x 3'2"

A characterful entrance hall with two anthracite vertical radiators.

Living Area

21'0" x 19'5"

Double aspect windows and bi-folding doors overlooking the rear garden. Two anthracite column and one vertical radiators. Grand focal point dual aspect burner.

Dining Area

12'3" x 10'9"

Space for a large table, anthracite column radiator plus benefitting from one side of the dual aspect burner.

Snug

11'8" x 11'3"

Cast iron fireplace, anthracite vertical radiator.

Kitchen / Breakfast Room

19'8" x 19'1"

A substantial kitchen / breakfast room boasting a range of wall and base units with Quartz work surfaces over. An island with four large pan drawers and space for four barstools. Wine cooler. Integrated tall fridge and freezer. Electric oven and grill. Electric four ring hob. Pull-out larders. Integrated dishwasher. Stainless steel sink. Storage cupboard. Bi-folding doors and patio doors. Lantern skylight. Two anthracite vertical radiators.

Utility

4'9" x 6'6"

A range of storage units with work surface over. Space and plumbing for a washing machine and tumble dryer. Built-in microwave. Electric radiator.

WC

6'6" x 2'6"

Hand wash basin and WC.



Landing

12'6" x 12'3"

With storage cupboard and access to the loft converted bedroom.

Bedroom One

20'6" x 16'4"

A grand principal bedroom with dual aspect windows, a designated dressing area with extensive fitted wardrobes. Two anthracite vertical radiators.

Ensuite One

8'0" x 6'11"

Walk-in enclosure with double headed rainfall power shower. Back to wall WC and hand wash basin. Anthracite heated towel rail.

Bedroom Two

12'1" x 11'4"

A bright double bedroom with walk-in storage cupboard and anthracite vertical radiator.

Ensuite Two

7'10" x 5'3"

Walk-in shower enclosure with impressive power shower, WC, vanity hand wash basin, heated towel rail.

Bedroom Three (no image displayed)

10'11" x 7'7"

A double bedroom with vertical anthracite radiator.

Family Bathroom

8'9" x 6'6"

Bathtub with central tap, wall hung vanity hand wash basin, WC and matching mirror unit. Wall hung storage cabinet. Heated towel rail.

Bedroom Four (Loft Conversion)

16'0" x 14'4"

Boasting a max height of 2.28m. Cupboard and eaves storage. Two skylight windows.



Cellar

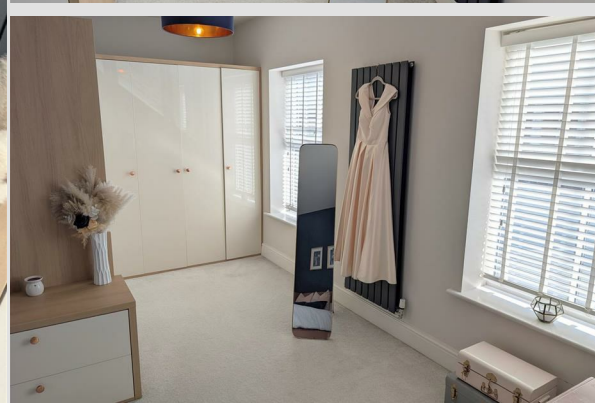
10'8" x 10'7"

With window and anthracite radiator.

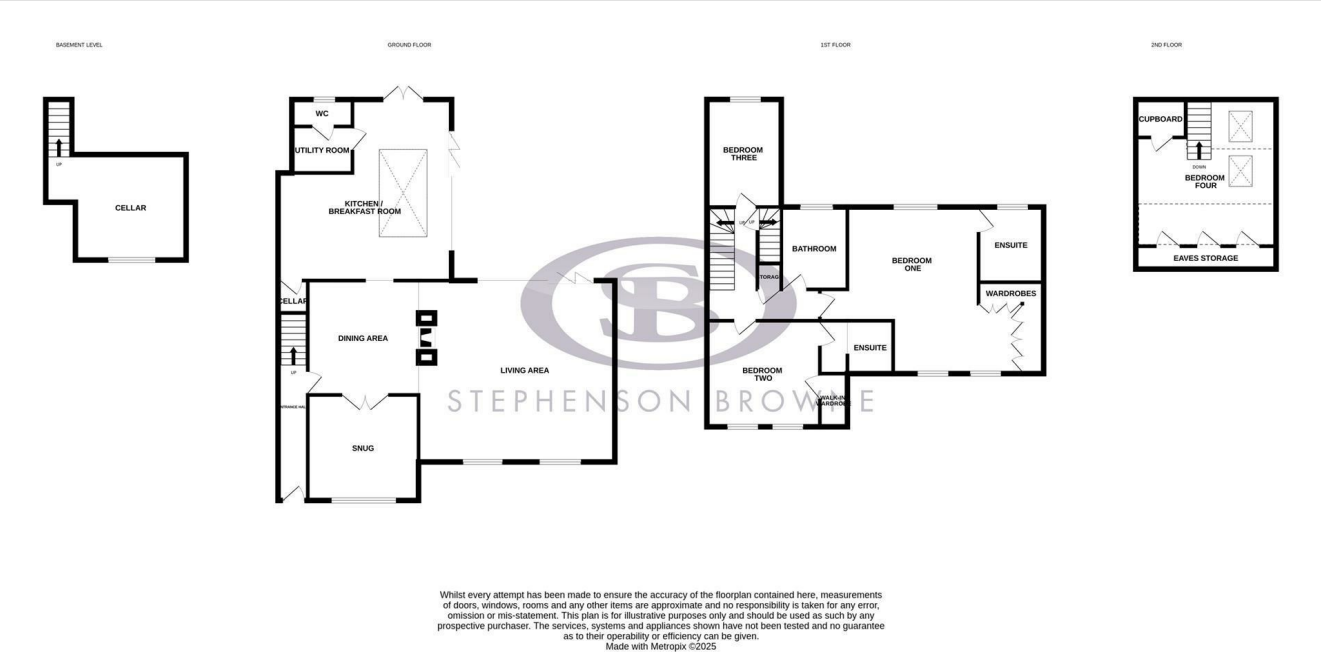
Externally

To the front, driveway parking, EV charging point. An enclosed and private rear garden, with large Indian stone patio seating area and AstroTurf lawn. Brick outbuilding. External tap and shed with power.

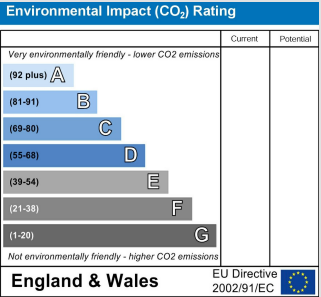
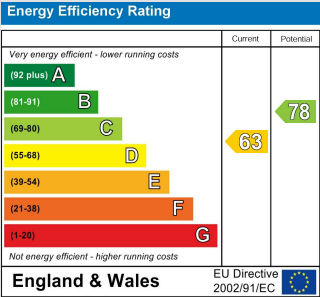




Floor Plan



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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