



11 Coleridge Close

CW11 3NN

Offers In The Region Of £225,000



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STEPHENSON BROWNE

This three-bedroom semi-detached family home on Coleridge Close in the sought-after residential area of Ettiley Heath offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. The modern open-plan kitchen diner is a highlight, providing a welcoming space for culinary adventures and family meals.

The home features three well-proportioned bedrooms, ensuring ample space for family living. The principle bedroom benefits from an ensuite shower room, while a separate family bathroom caters to the needs of the household. With three storage cupboards throughout, you will find plenty of room to keep your belongings organised and tidy.

Outside, the property is equally impressive, with an extensive driveway that accommodates many vehicles, complemented by a carport leading to a garage. This is a rare find in a residential area, providing both convenience and security for your vehicles. The enclosed rear garden is low maintenance, offering a peaceful retreat for relaxation or outdoor activities without the burden of extensive upkeep.

This delightful home is perfect for families seeking a comfortable and practical living space in a friendly neighbourhood. With its modern amenities and generous parking options, it presents an excellent opportunity for those looking to settle in Sandbach. Don't miss the chance to make this lovely property your new home.



Entrance Hall

Lounge

14'4" x 12'0"
With understairs storage cupboard, gas fire and bay window.

Kitchen / Diner

15'5" x 8'9"
A range of wall and base units with work surfaces over. Integrated fridge / freezer and slimline dishwasher. Four ring gas hob with extraction hood above. Space for a dining table.

Landing

With airing / storage cupboard.

Bedroom One

11'10" x 8'7"

Ensuite

6'9" x 2'5"
Power shower and enclosure, hand wash basin and WC.

Bedroom Two

8'8" x 8'7"

Bedroom Three

9'6" x 6'5"
With over-stairs wardrobe.

Bathroom

6'0" x 5'4"
Three piece suite comprising bathtub with connected shower hose, hand wash basin and WC.

Garage

16'2" x 8'1"
Currently functioned as a utility and storage / gym. With power, and plumbing ready for water to be connected. Boarded storage above.

Externally

Driveway parking for multiple vehicles, plus a car port and garage. An enclosed and private, low maintenance garden.

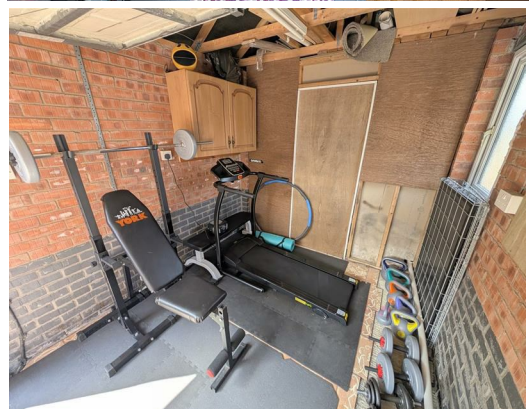
General Notes

The loft is boarded, with power, lighting and fitted ladders.



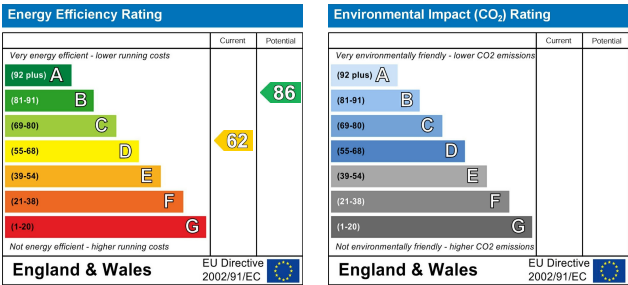
- Ensuite Shower Room & Bathroom
- Ample Driveway Parking
- Enclosed Low Maintenance Rear Garden
- Open Plan Kitchen Diner
- Garage / Storage & Utility
- Car Port
- Three Storage Cupboards
- Popular Residential Location





Floor Plan

Area Map



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.
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Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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