



17 REDSHANK PLACE, SANDBACH, CW11 3JR

ASKING PRICE £230,000



STEPHENSON BROWNE

An ideal opportunity for first-time buyers, home-movers and investors alike to acquire an extremely well-presented three bedroom, semi-detached home, set on a nearly new residential development in Elworth, with Canalside walks just a short walk away.

With three bedrooms, this home is designed to cater to modern living, offering both comfort and convenience. The property boasts a spacious kitchen diner and reception room, perfect for entertaining guests or enjoying family time.

The house features a family bathroom and ensuite, ensuring that morning routines are a breeze. A downstairs WC adds to the practicality of the layout, making it ideal for families or guests. Ample storage is available throughout, including a large cupboard on the landing and an over-stairs storage cupboard in the main bedroom, helping to maintain a tidy and organised space. An added bonus is triple glazing on the rear windows, which is great for insulation.

Parking is a notable advantage, with a driveway accommodating three vehicles and additional on-road parking available. The enclosed and gated rear garden offers a private outdoor space, perfect for relaxation or entertaining during warmer months.



Entrance Hall

Living Room

14'2" x 11'11"

Under-stairs storage cupboard.

Kitchen / Dining Room

15'3" x 8'9"

Integral washing machine, dishwasher, and fridge freezer. Four ring gas hob, oven with extractor. Stainless steel sink. Patio doors leading to the rear garden. Space for a generous dining table.

WC

5'6" x 3'0"

Sink basin and WC.

Bedroom One

11'10" x 9'5"

A double bedroom. Over-stairs storage cupboard.

Ensuite

6'3" x 5'3"

Walk-in shower, WC and sink basin.

Bedroom Two

9'1" x 7'6"

A double bedroom.

Bathroom

6'0" x 6'0"

Bathtub, WC and sink basin.

Bedroom Three / Study

7'6" x 5'10"

A single / cot room or ideal study.

Externally

Driveway parking to the front for three vehicles. A private South-East facing rear garden with shed.

Landing

With storage cupboard.

General Notes

Triple glazed windows to the rear aspect, aiding with noise cancelation and insulation.

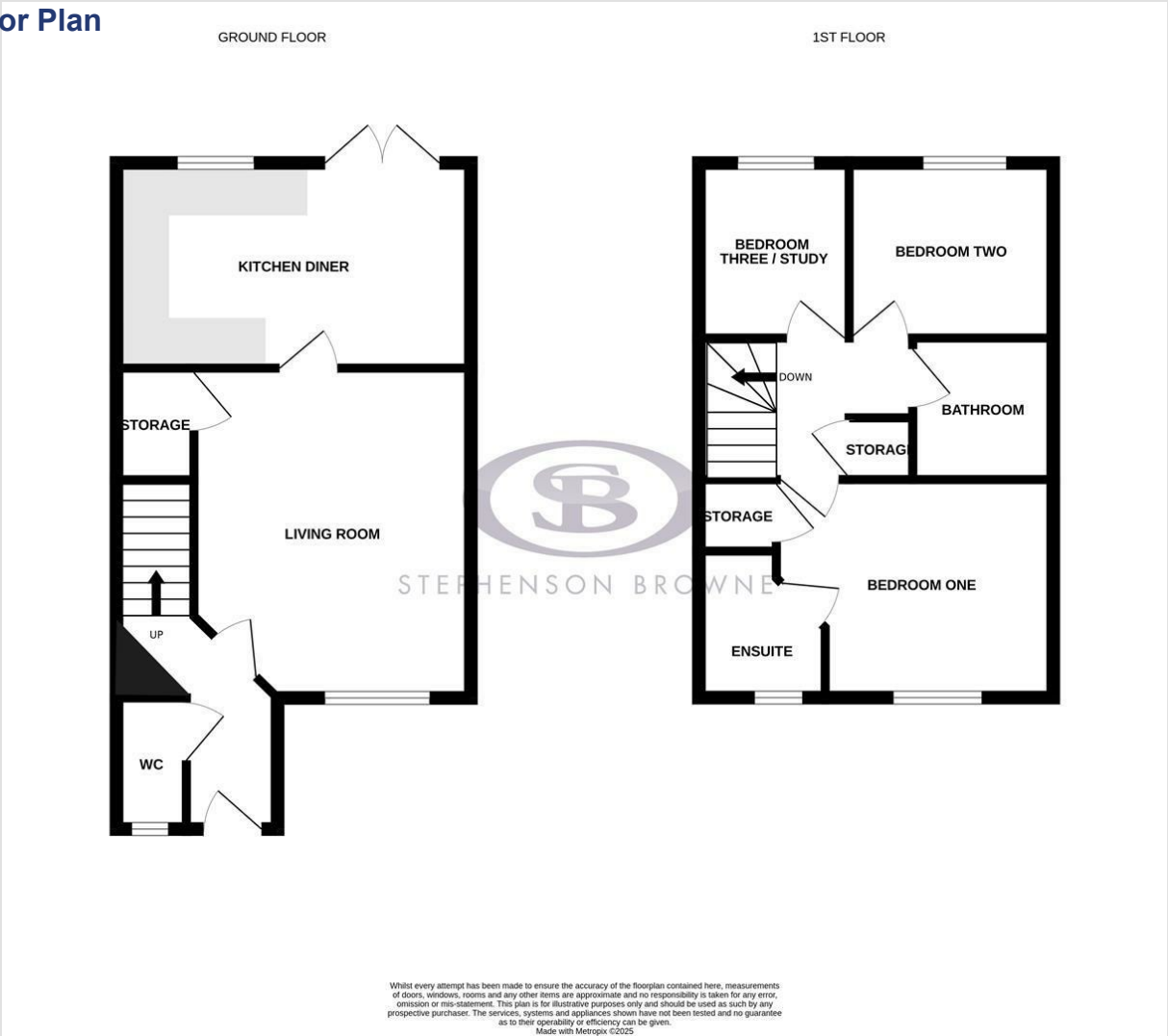








Floor Plan



Area Map



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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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