



SHALANCO, 5 ELM TREE LANE, SANDBACH, CW11
3BG

ASKING PRICE £425,000



STEPHENSON BROWNE

This delightful detached family home on Elm Tree Lane in Sandbach is available for sale with no onward chain. It is conveniently located within close proximity to highly-regarded primary and secondary schools, the railway station, bus services, Junction 17 of the M6 Motorway, and Sandbach Town Centre. There are picturesque open meadow views to the rear and the prestigious Elworth cricket ground to the front.

The property presents an exciting opportunity for those looking to personalise their living space, with ample scope for reconfiguration, tailored to your preferences. Boasting a generous layout, the property features two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this residence offers ample space for families of all sizes.

The exterior of the home is equally impressive, with a driveway that accommodates parking for several vehicles, ensuring convenience for both residents and guests. A front lawn adds to the property's curb appeal, while a detached garage provides additional storage or workshop space. The private rear garden, predominantly laid to lawn, offers a tranquil retreat for outdoor activities and gatherings.

This spacious home on Elm Tree Lane is a rare find, combining comfort, potential, and a prime location. Whether you are a growing family or seeking a peaceful retreat, this property is sure to meet your needs. Do not miss the chance to make this house your new home.



Entrance Hall

13'7" x 7'10"

With built-in letterbox and storage cupboard.

Living / Dining Room

22'11" x 14'8"

Conservatory

8'7" x 8'7"

With gas heating and power.

Kitchen

9'9" x 8'7"

Kitchen appliances included.

WC (Downstairs)

Store

Bedroom One

13'1" x 11'6"

Bedroom Two

11'2" x 10'4"

Bedroom Three

9'4" x 5'2"

WC (Upstairs)

5'10" x 2'11"

Bathroom

8'10" x 7'10"

Externally

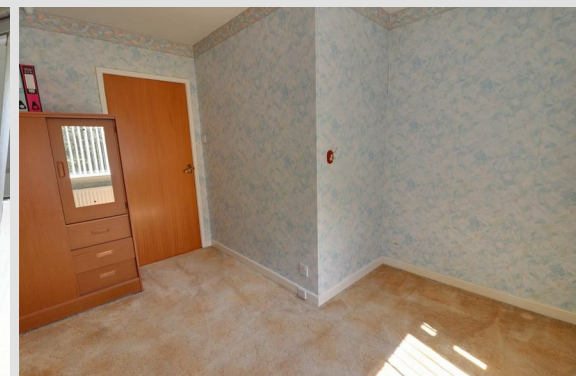
Extensive driveway parking and front lawn.
Side access and a detached garage to the rear. The rear garden is private and mostly laid to lawn.

General Notes

Individual Septic Tank with soak away located on the field behind.

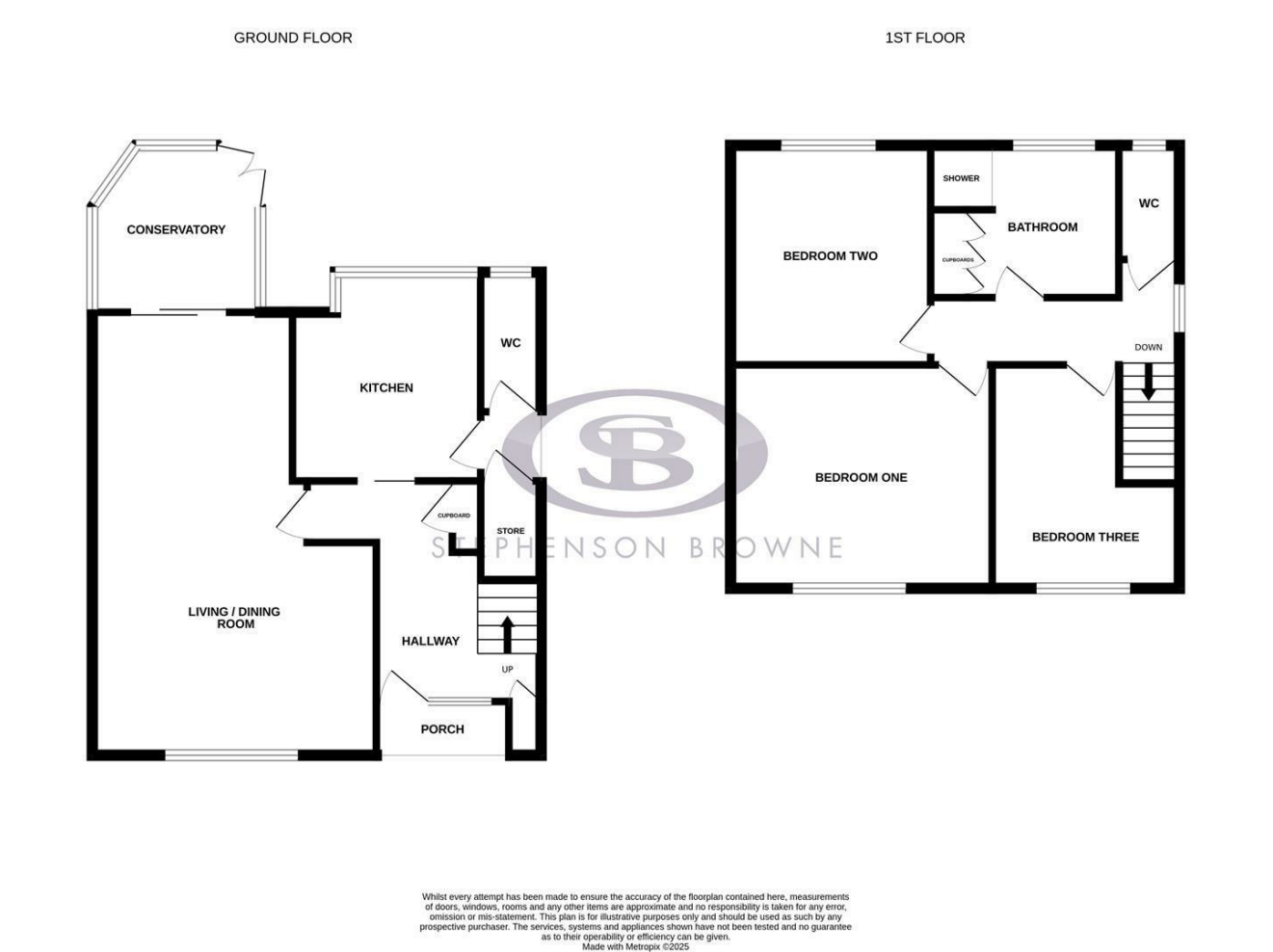








Floor Plan



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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