



## 12 Southey Close

CW11 3ZL

**£240,000**



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STEPHENSON BROWNE



This charming semi-detached house in the desirable cul-de-sac of Southey Close, Ettiley Heath, Sandbach, presents an excellent opportunity for first-time buyers. With its inviting layout, the property boasts two reception rooms, perfect for both relaxation and entertaining. The semi-open plan kitchen, dining, and living area creates a warm and welcoming atmosphere, ideal for family gatherings.

The home features three well-proportioned bedrooms, including two double rooms, ensuring ample space for rest and privacy. The convenience of an ensuite shower room and family bathroom, adds to the practicality of this delightful residence.

Outside, the property offers driveway parking for up to four vehicles, a rare find in this area. The private and enclosed rear garden, which was beautifully landscaped five years ago, is low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep.

Additionally, the house benefits from new uPVC windows and doors installed five years ago, enhancing both energy efficiency and security. The availability of negotiable appliances and furniture makes this home even more appealing for those looking to move in with ease.

In summary, this semi-detached house on Southey Close is not just a property; it is a perfect first home that combines comfort, convenience, and a lovely community atmosphere. Don't miss the chance to make this charming residence your own.





**Hall**

**Lounge**

14'4" x 12'0"  
With understairs storage and bay window. Gas fire.

**Kitchen**

8'7" x 7'6"  
A range of wall and base units with worksurfaces over. Space and plumbing for a washing machine, and space for a tall fridge / freezer. Composite sink. Electric cooker, four ring hob and extraction hood above.

**Dining Room**

8'10" x 7'2"  
Patio doors.

**Landing**

With airing/storage cupboard.

**Bedroom One**

11'8" x 8'5"  
Double bedroom.

**Ensuite**

Recently installed and unused, with full body shower.

**Bedroom Two**

8'7" x 7'10"  
Double bedroom.

**Bedroom Three**

8'2" x 6'5"  
Single bedroom or study.

**Bathroom**

Installed five years ago, with vanity sink.

**External**

Driveway parking for four vehicles with EV charging point. Additional parcel of land to the front. Gated side access leading to the rear garden. External tap. Low maintenance garden with three tiers, landscaped five years ago. New fences. Indian stone seating area.

**General Notes**

The boiler is arranged to be serviced.  
High pressure water pump.  
New windows & doors five years ago.  
Hive central heating.  
The loft was boarded four months ago, with fitted ladder.





- Ideal First Home
- Sought After Cul De Sac Location
- Driveway Parking
- Private & Enclosed, Low Maintenance Rear Garden
- Ensuite & Bathroom
- Semi Open Plan Living / Dining / Kitchen
- Appliances & Furniture Negotiable
- New uPVC Double Glazed Windows & Doors Five Years Ago

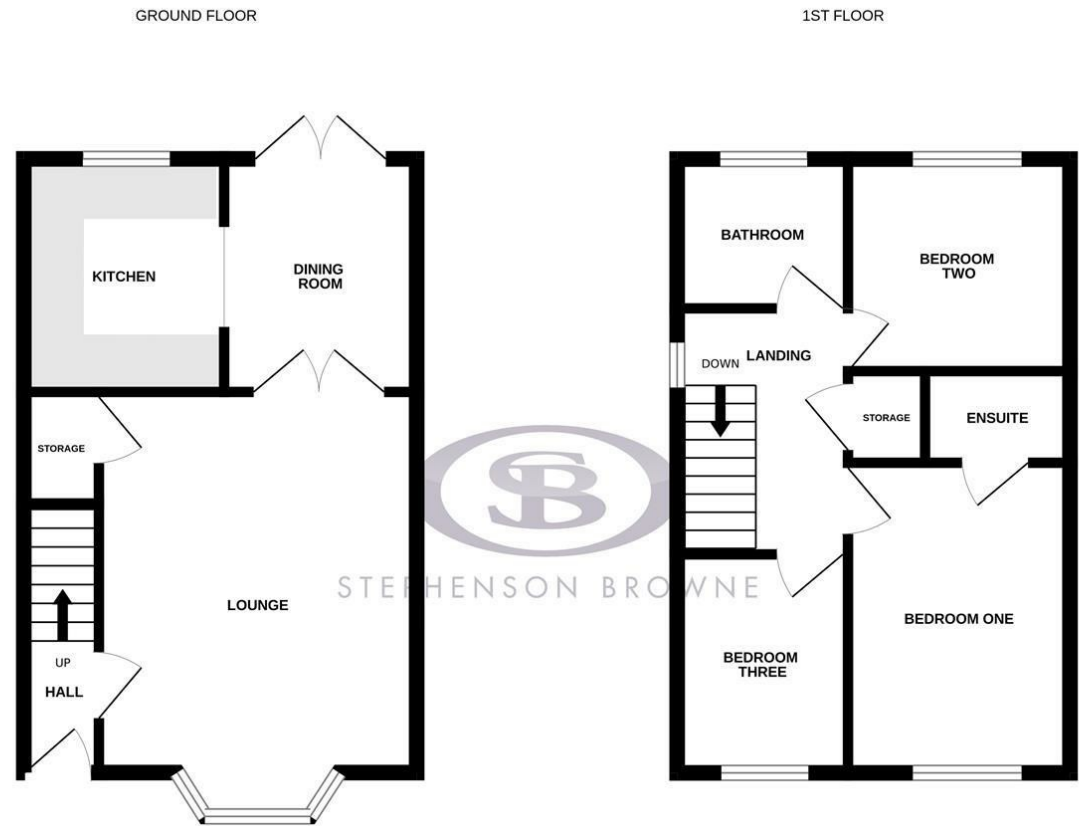






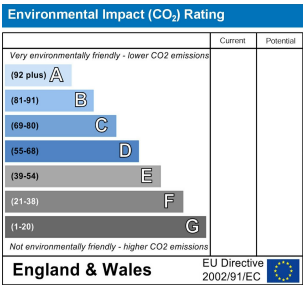
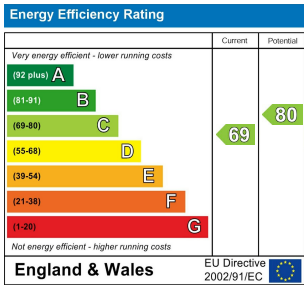


Floor Plan



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Area Map



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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