



20 PETER FLETCHER CRESCENT, ELWORTH,
SANDBACH, CW11 3AP

OFFERS OVER £285,000



STEPHENSON BROWNE

This delightful detached family home on Peter Fletcher Crescent in Elworth offers a perfect blend of comfort and convenience. Situated on a no-through road within a sought-after residential development, this property is ideal for families seeking a peaceful yet accessible location.

Upon entering, you are welcomed into a modern kitchen diner, perfect for family gatherings and entertaining guests. The home boasts two additional reception rooms, providing ample space for relaxation or play. With three well-proportioned bedrooms, including a principle bedroom with an ensuite shower room, this residence caters to the needs of modern family living. A family bathroom and a convenient downstairs WC further enhance the practicality of the layout.

The property features driveway parking for several vehicles, ensuring ease of access for you and your guests. The front garden adds to the home's curb appeal, while the rear garden is a private, enclosed space that is low maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep.

With ample storage throughout, this home is designed to accommodate the demands of everyday life. Whether you are a growing family or simply seeking a tranquil retreat, this property offers a wonderful opportunity to create lasting memories in a desirable location. Don't miss the chance to make this charming house your new home.



Sandbach

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

Entrance Hall

With storage cupboard.

Living Room

17'9" x 10'9"

Kitchen / Diner

14'1" x 9'4"

A range of wall and base units with worksurfaces over. Space and plumbing for a washing machine. Integrated fridge / freezer. With understairs storage cupboard.

Family Room

11'4" x 7'9"

With large bay window.

WC

Landing

Bedroom One

16'8" x 10'6"



Ensuite

7'8" x 6'2"

Bedroom Two

10'9" x 10'2"

With over-stairs built-in wardrobes.

Bedroom Three

7'6" x 7'2"

Bathroom

6'10" x 6'0"

With shower over the bathtub.

General Notes

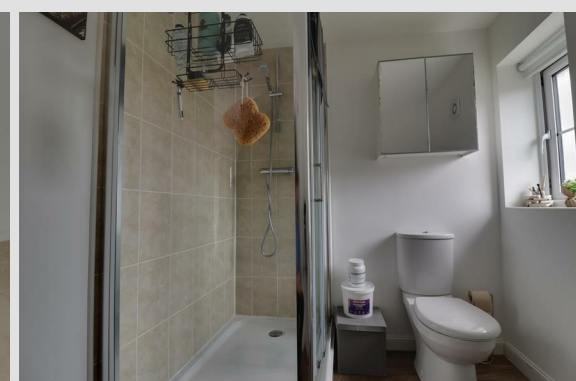
The loft is boarded, fitted loft ladder and light.

Annual service charge £250.

AML Disclosure

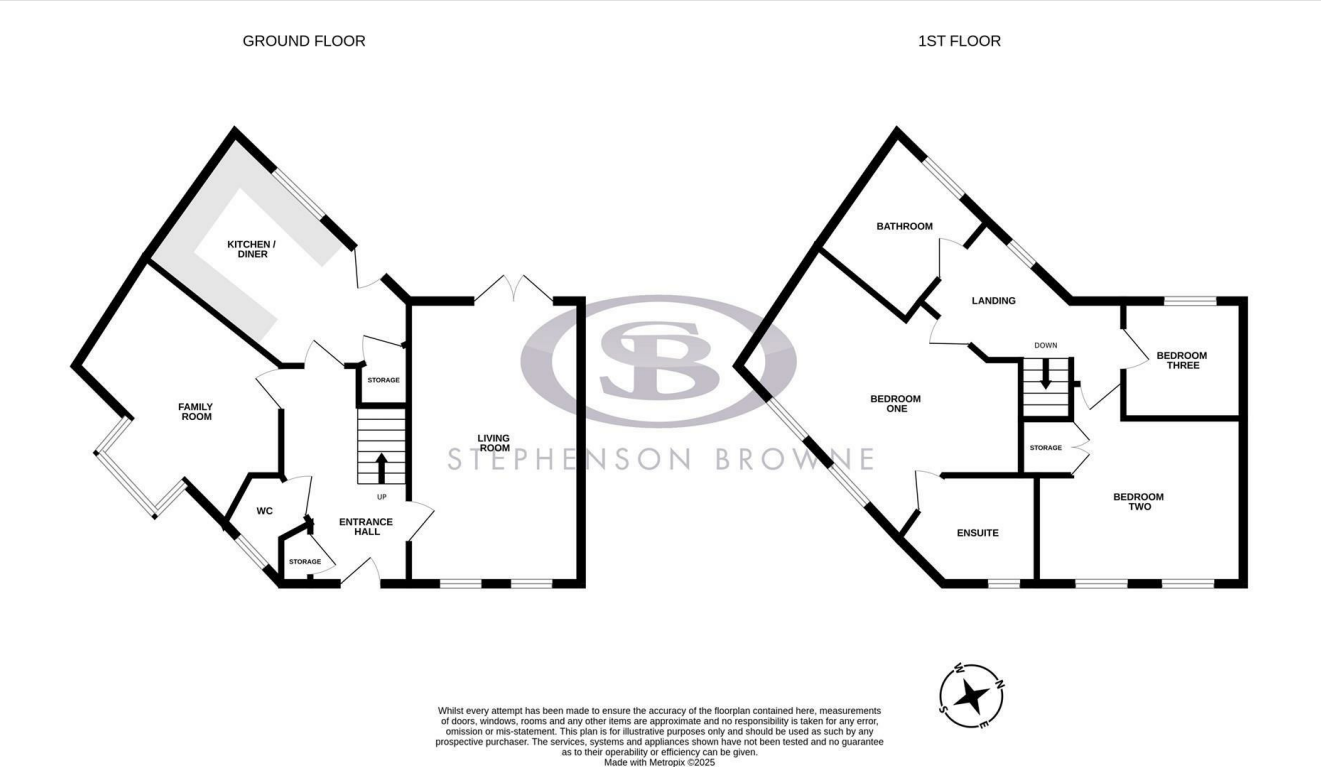
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Floor Plan



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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