



10 Heron Way
CW11 3AU
£315,000



STEPHENSON BROWNE

Beautifully presented three bedroom house originally constructed by Bellway Homes, comes with close links to Sandbach, Middlewich and Crewe and a stones throw away from the beautiful canal.

Agents Remarks

This beautifully presented three bedroom house can be found on this now well established, delightful small development which borders the Trent and Mersey canal so you will find paths and trails right from the doorstep to enjoy at your leisure. This leafy environment forms a great place to raise a family and it is well situated with easy road links to Crewe, Middlewich and of course into Sandbach.

In brief, the property comprises; entrance hallway, lounge, kitchen diner and down stairs cloakroom. To the first floor there are three double bedrooms, the master having an en suite. Externally, there is a AstroTurf lawn and garage to the front of the property and a good sized rear garden with an Indian stone patio area.

This stunning property would suit a multitude of buyers and viewings are very highly recommended!

Location

ACCOMMODATION

Entrance Hallway

Composite front door with frosted panel, tiled flooring, ceiling light point, automatic lighting, smoke alarm, radiator, stairs to the first floor, under stairs storage cupboard.

Lounge

10'8" x 18'1" (3.258 x 5.516)

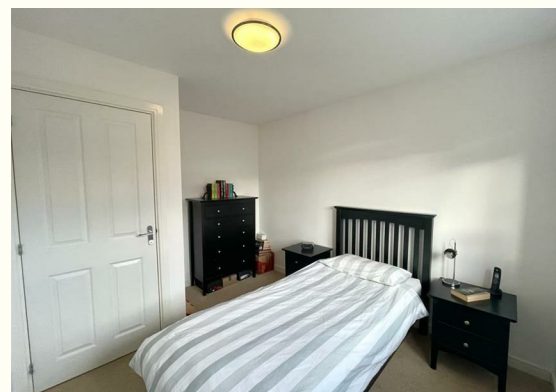
Ceiling light point, downlights, UPVC double glazed boxed bay window to the front elevation, two radiators, tv point, electric wall hung fire.

Kitchen Diner

10'10" x 16'2" (3.308 x 4.931)

Good range of white gloss and wood gloss wall and base units with contrasting work surface over, 1.5l bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, four ring gas hob with extractor fan over, integrated fridge freezer, integrated oven, ceiling light point, tv point, radiator, downlights, lighting, tiled flooring, UPVC double glazed windows to the rear elevation and UPVC double glazed doors to the rear elevation, two radiators, intercom system.





Cloakroom

3'0" x 6'1" (0.933 x 1.871)

Low level WC, pedestal wash had basin with mixer tap, radiator, spotlighting, automatic lighting, UPVC double glazed frosted window to the front elevation, partly tiled walls, tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to side elevation, ceiling light point, smoke alarm, automatic lights, hot water tank storage cupboard, intercom system.

Bedroom One

12'2" x 9'2" (3.729 x 2.806)

Ceiling light point, UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

En Suite

3'1" x 6'6" (0.964 x 1.999)

Low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with thermostatic shower over, partly tiled walls, tiled flooring, radiator, spotlighting, extractor fan, UPVC double glazed window to the side elevation.

Bedroom Two

11'5" x 9'2" to the maximum (3.492 x 2.795 to the maximum)

UPVC double glazed window to rear elevation, radiator, ceiling light point.

Bedroom Three

8'8" x 11'1" (2.656 x 3.380)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bathroom

5'7" x 6'7" (1.702 x 2.028)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with thermostatic shower over, partly tiled walls, spotlighting, extractor fan, radiator, UPVC double glazed frosted window to front elevation, tiled flooring.

OUTSIDE

Front

Astroturf lawn, pathway leading up to front door, tarmac driveway.

Rear

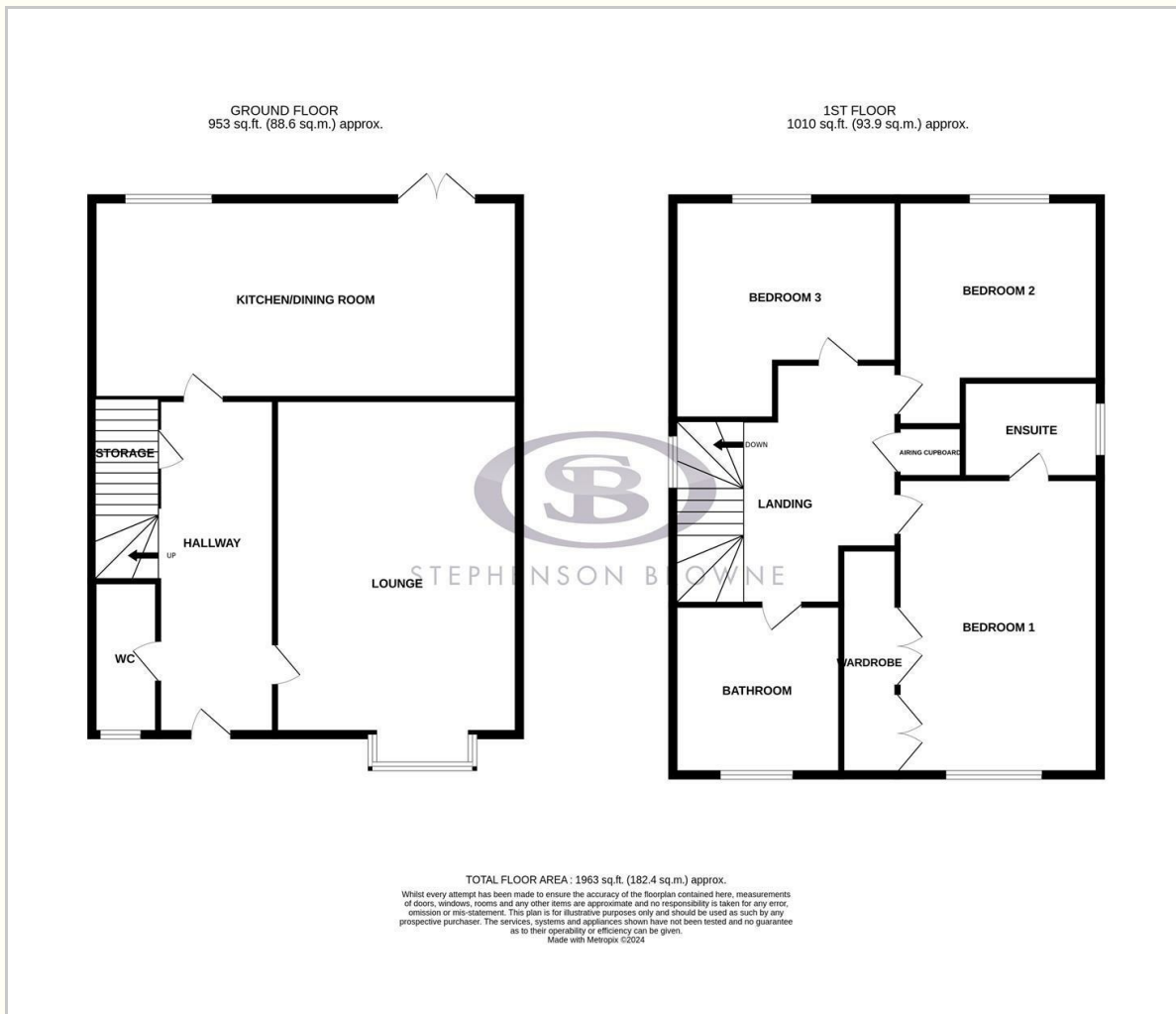
Indian stone patio area, bark and chipping area, artificial grass, automatic lights, water feature, fence boundaries.

Garage

Electric door, power lighting and control for garden lights and water feature.



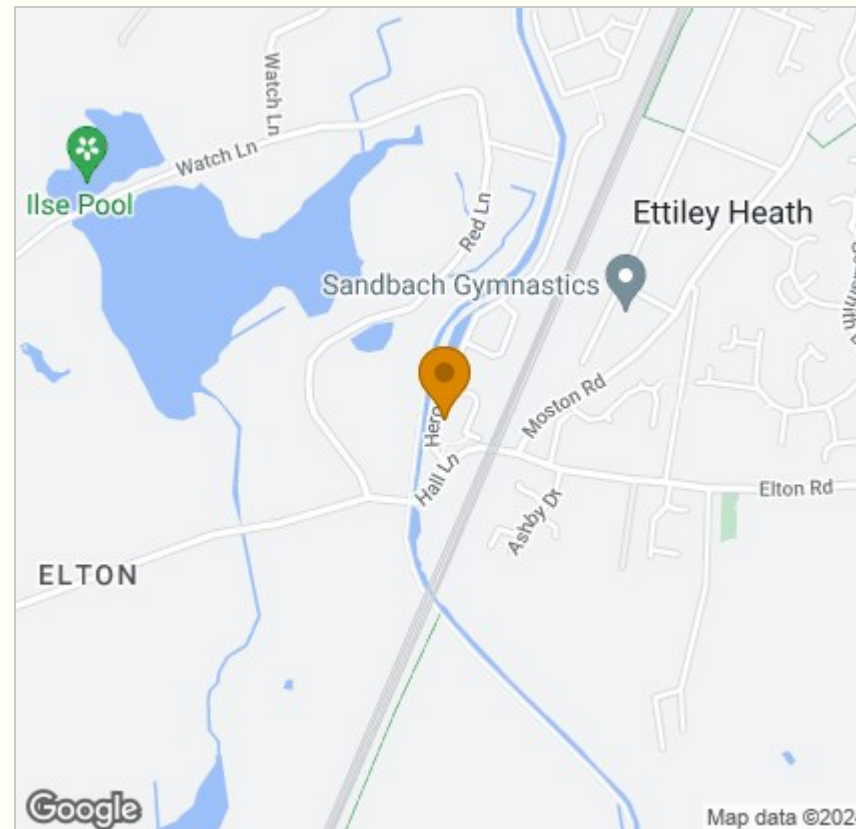
Floor Plan



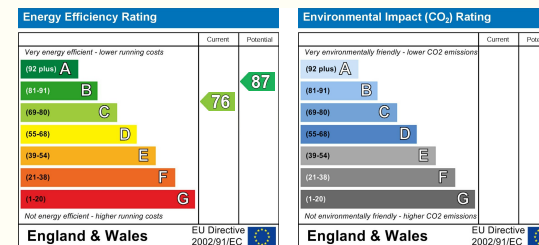
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk