



11 Frank Hughes Avenue

CW11 3TA

Guide Price £270,000



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STEPHENSON BROWNE

Welcome to this charming semi-detached townhouse located on Frank Hughes Avenue. This delightful property boasts four bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, there will be no more morning queues, ensuring a stress-free start to your day.

Situated on a popular estate, this house offers not only a comfortable living space but also a sense of community. The landscaped garden provides a tranquil retreat where you can unwind after a long day or entertain guests during the warmer months.

Conveniently located close to lovely walks, this property allows you to enjoy the beauty of nature right at your doorstep. Whether you are a nature enthusiast or simply enjoy a leisurely stroll, this location offers the best of both worlds - a peaceful retreat within reach of urban amenities.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Entrance Hallway

Composite front door, ceiling light point, radiator, smoke alarm, stairs to the first floor.

Lounge

12'6" x 12'2" (3.82m x 3.73m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV point, decorative panelling.

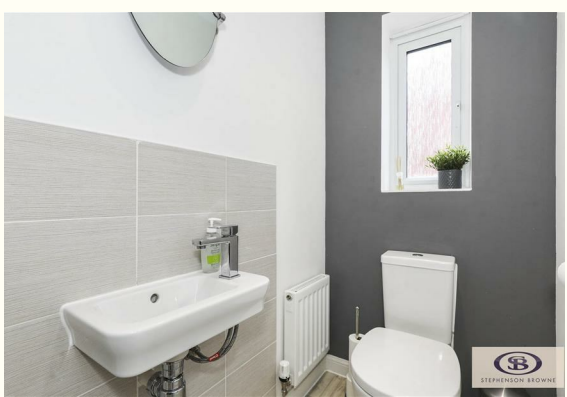
Dining Kitchen

15'8" x 17'7" (4.8m x 5.36)

A good range of grey gloss wall and base units with contrasting work-surface over, integrated dishwasher, integrated oven, integrated fridge/freezer, four ring gas hob with extractor fan over, two ceiling light points, space and plumbing for washing machine, inset 1.5 bowl stainless steel sink unit with mixer tap, UPVC double glazed window and doors to the rear elevation, radiator.

Cloakroom

Low level WC, wall hung wash hand basin with mixer tap, UPVC double glazed frosted window to the side elevation, radiator, ceiling light point.





FIRST FLOOR

Landing

Ceiling light point, radiator, storage cupboard.

Bedroom Two

10'0" x 9'4" (3.05m x 2.87m)

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

Bedroom Three

8'2" x 6'10" (2.51m x 2.10m)

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

Bedroom Four

7'3" x 7'2" (2.21m x 2.20m)

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

Bathroom

5'10" x 4'9" (1.80m x 1.45m)

Low level WC, wall hung wash hand basin with mixer tap, panel bath, partly tiled walls, radiator, ceiling light point.

SECOND FLOOR

Master Bedroom

15'8" x 15'1" (4.80m x 4.60m)

UPVC double glazed windows to the front and side elevation, radiator, ceiling light point, smoke alarm, fitted wardrobes, access to loft space.

En-Suite

8'1" x 5'7" (2.47m x 1.72m)

Low level WC, wall hung wash hand basin with mixer tap, tiled shower enclosure, Velux skylight, radiator, ceiling light point.

OUTSIDE

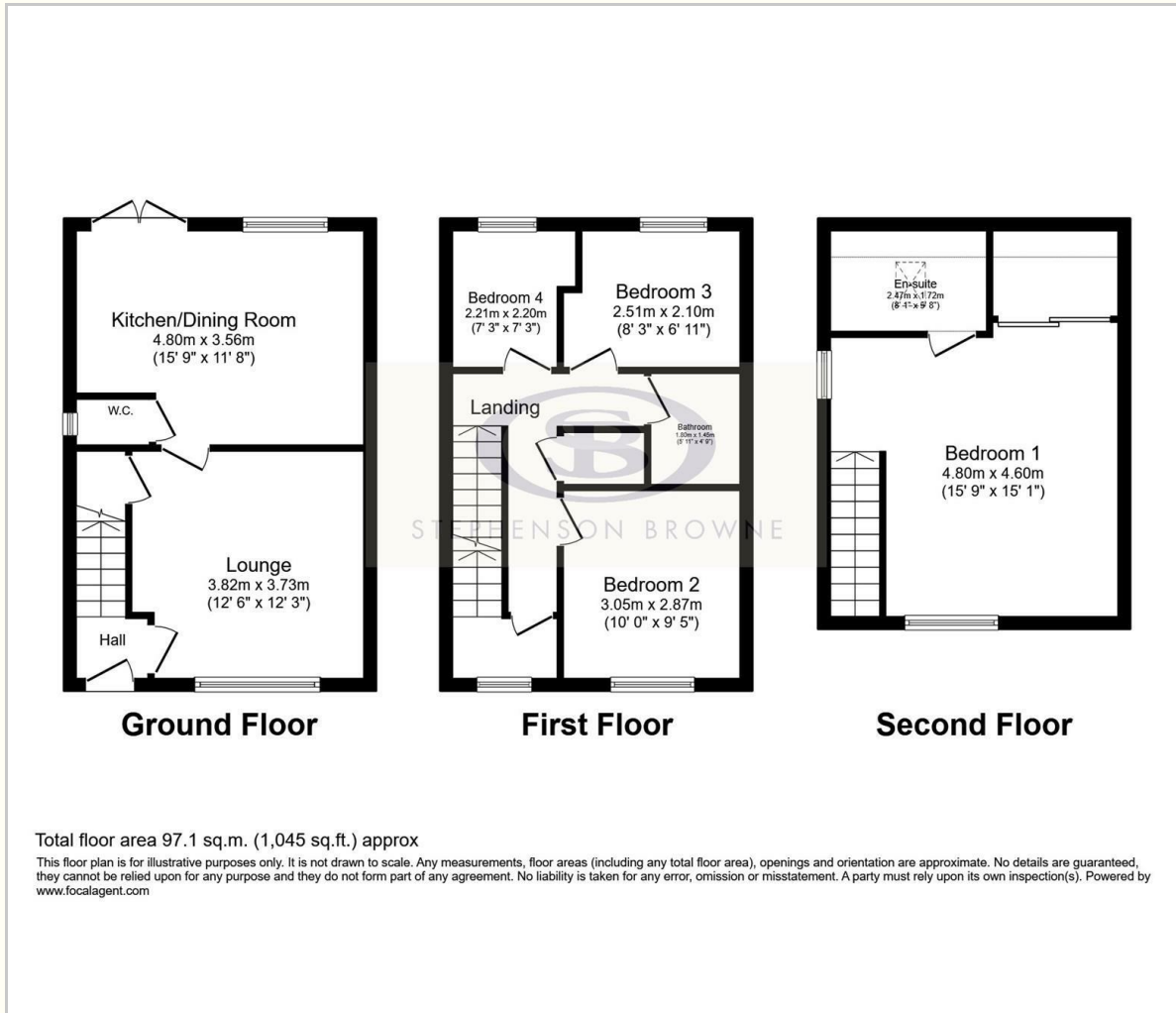
Front

Lawn area, slate chipping area, pathway, hedges.

Rear

Indian stone patio area, Astro-turf, wooden gate, fence boundaries, driveway.

Floor Plan



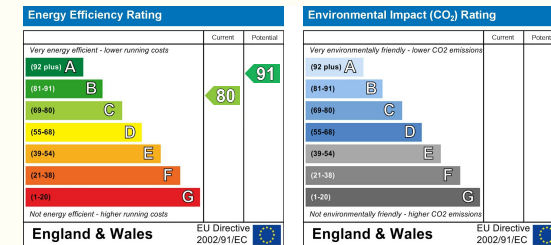
Viewing

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



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