



29 Leyland Grove

CW1 5ZE

Offers Over £325,000



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STEPHENSON BROWNE

Stunning four bedroom detached family home in a popular village location. Book your viewing now to avoid disappointment!

Agents Remarks

Set back behind a substantial driveway this four bed detached property has a smart kerb appeal and is located within a quiet, popular residential area, close to local amenities and primary schools.

Internally the layout offers a practical living space including a large open-plan dining kitchen fitted with modern units, the kitchen in turn opens out to a large orangery with under floor heating which really gives the property that wow factor. And having been improved over recent years by the current owners to the highest of standards one change that has made a big impact is that the garage has been converted into a snug/play room/office and utility, most conducive to modern family lifestyle. In addition a spacious lounge, downstairs cloakroom, four good sized bedrooms, with the master benefiting from a en-suite, and a family bathroom complete the excellent accommodation.

Outside the owners had low maintenance in mind, to the front there is ample off road parking and to the rear the garden is paved with an artificial grassed lawn. So time saved mowing the lawn can be enjoyed relaxing in the garden!

We strongly advise viewing this delightful home to appreciate the sought after position.

Location

Haslington Village has a range of day to day shops including; bakers, newsagents, hairdressers, pubs, well reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held.

Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Local schools are held in high repute, many families move into the area with this in mind. 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.

Directions

From our town centre office head out of Sandbach along Crewe Road towards Haslington for about 4 miles, upon passing The Fox on your left hand side take the second turning on your right into Jessop Way. Take the second turning on the right into Tate Drive and at the end of the road turn left into Leyland Grove where the property will be found on your left hand side.

ACCOMMODATION

Entrance Hall

Rock Door leading to the entrance hall. Stairs ascending to the first floor, radiator, ceiling light point, solid oak flooring.

Study

7'9 x 10'11 (2.36m x 3.33m)

UPVc double glazed window to the front elevation, radiator, ceiling light point. Could be utilized as an office, snug or play room.

Utility

4'3 x 7'9 (1.30m x 2.36m)

Wall mounted Worcester Bosch gas central heating boiler. Space and plumbing for washing machine and tumble dryer. Tiled flooring, extractor fan and ceiling light point.

Cloakroom

UPVc double glazed window to side elevation. WC and wall mounted vanity wash hand basin. Radiator, ceiling light point, tiled flooring.





Lounge

18'11 x 10'9 (5.77m x 3.28m)

UPVC double glazed bay window to front elevation. Limestone fireplace surround with granite back plate incorporating a gas fire. Radiator, ceiling light point, double doors leading to the dining kitchen.

Dining Kitchen

25'5 x 9'7 (7.75m x 2.92m)

Open plan dining area with access into the fitted kitchen, which consists of a good range of wall and base units with quartz worktops and subway tile splashback, 1 1/2 under mount sink with mixer tap. Space and plumbing for a dishwasher, integrated microwave, space for a gas range cooker with extractor fan over, space for an American style fridge freezer, breakfast bar area, under stairs storage/pantry cupboard. Spotlights, TV point, radiator and UPVC double glazed window and UPVC double glazed door to the rear elevation.



Family Living Area

18'4 x 10'4 (5.59m x 3.15m)

UPVC window to the rear and side elevations, UPVC double glazed French doors giving access to the garden, inset electric fire with white mantle over, underfloor heating, skylights, spotlight down lighting and TV point.

FIRST FLOOR

Landing

Access to loft, ceiling light point, radiator and airing cupboard housing the water tank and shelving.

Bedroom One

12'0 x 10'10 (3.66m x 3.30m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV point, a range of fitted wardrobes.

En-Suite

5'4 x 7'3 (1.63m x 2.21m)

UPVC double glazed window to the front elevation, corner fitted shower units, WC and pedestal wash hand basin, tiled walls and flooring, radiator, spotlights.

Bedroom Two

8'6 x 12'3 (2.59m x 3.73m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV and USB point, fitted wardrobes with sliding doors.

Bedroom Three

12'0 x 10'0 (3.66m x 3.05m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, TV point, fitted wardrobes with sliding doors.

Bedroom Four

8'6 x 10'1 (2.59m x 3.07m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, TV and USB point, fitted wardrobes with sliding doors.

Family Bathroom

6'3 x 7'6 (1.91m x 2.29m)

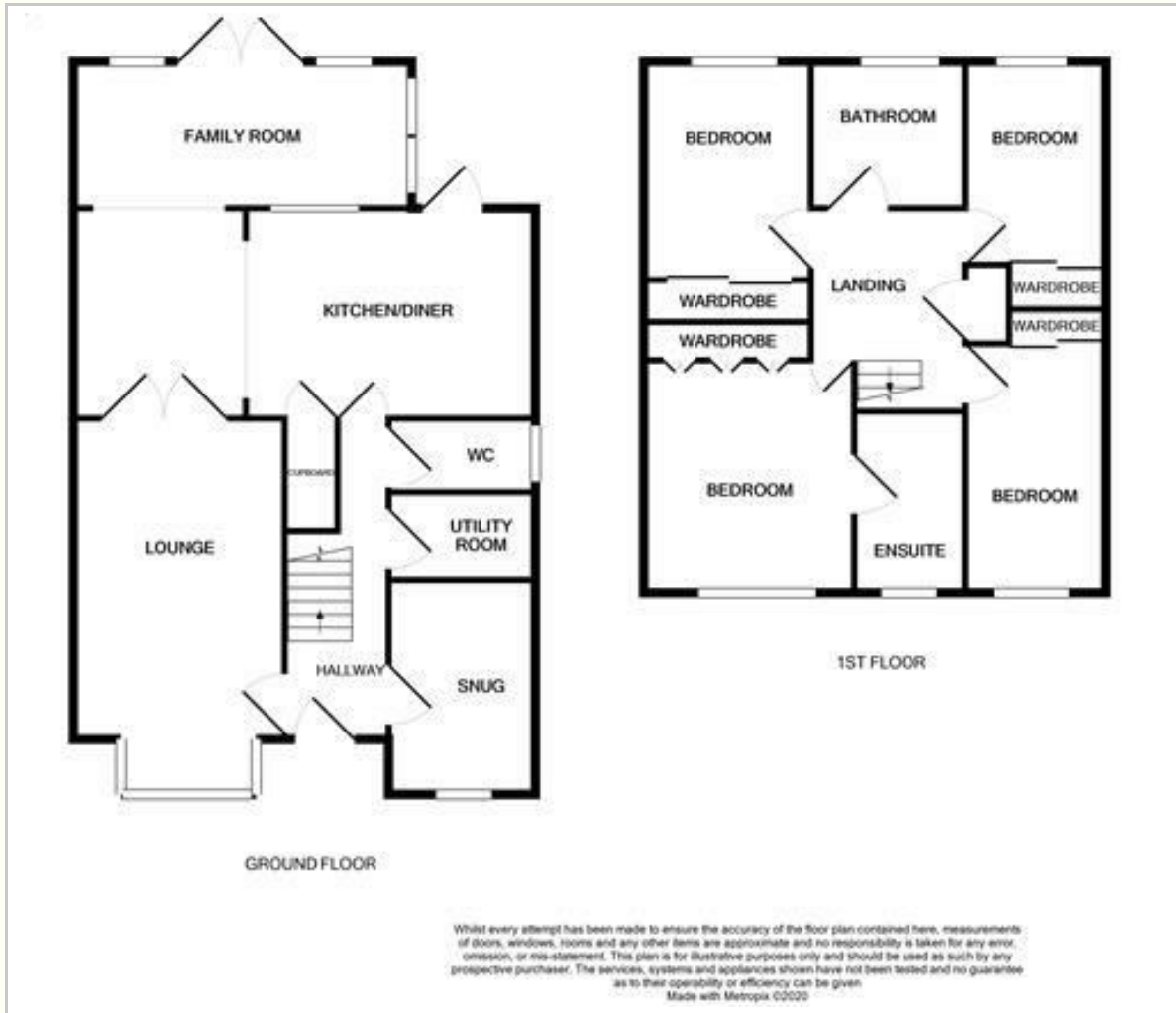
UPVC double glazed window to the rear elevation, three piece white suite consisting of panelled bath with shower over and shower screen, WC and pedestal wash hand basin, tiled flooring, radiator and spotlights.

OUTSIDE

Triple width driveway to the front and gated access down both sides of the property allow access to the private rear garden, which is paved with an artificial grass lawned area.



Floor Plan



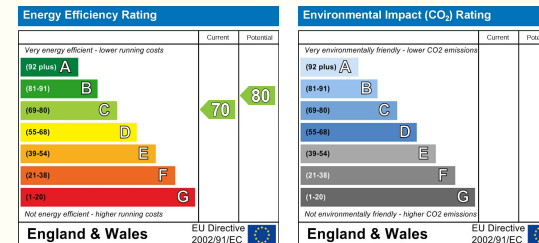
Viewing

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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