

STEPHENSON BROWNE

The Gray, Elton Road, Ettiley Heath, Sandbach

CW11 3NB

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Offers Over £400,000

DESCRIPTION

A bright, spacious and highly versatile extended four-bedroom semi-detached family home, which has been extensively refurbished, modernised and much improved, offering generous accommodation, excellent storage and a wealth of desirable features. Ideally situated near to well-regarded schools.

The property offers four/five double bedrooms, three reception areas and excellent flexibility for modern family living. All bedrooms are double rooms, with the spacious accommodation providing plenty of options for families, home working and entertaining. The first floor benefits from a modern four-piece family bathroom with electric towel rail, whilst there is also a separate downstairs shower room.

The well-appointed kitchen and breakfast area features a Belfast sink, Quooker instant-boil tap, integrated dishwasher, integrated bins, breakfast bar and extensive cupboard storage, including useful cupboards behind the breakfast bar. A separate utility area provides further practical space.

The home is bright and spacious throughout, benefiting from skylights, bifold doors and a sun tunnel on the upstairs landing, creating a particularly light and welcoming first-floor space. The dormer has been













insulated and cladded, providing additional comfort and insulation.

There is ample storage throughout the property, including bespoke fitted cupboards, together with a boarded loft with fitted ladder and light and useful eaves storage.

The property was completely refurbished and modernised in 2021, including being fully rewired, replumbed, replastered and redecorated. A fully serviced boiler was also installed in 2021. The property has since benefited from recently installed double-glazed windows, which remain under warranty.













ROOM DESCRIPTIONS

Externally, the property offers extensive driveway parking leading to a detached double garage with power, providing excellent parking, storage and workshop potential. To the rear is a low-maintenance garden, ideal for those seeking an attractive outdoor space without extensive upkeep.

This impressive family home combines spacious, bright and versatile accommodation with extensive modernisation and excellent practical features, making it an ideal choice for a growing family. Appliances and furniture are also available by separate negotiation.

Entrance Hall
32'9" x 4'0"

Living Room
15'10" x 10'10"

Family / Dining Area
29'6" x 10'5"

Kitchen / Breakfast Area
17'7" x 9'4"

Utility
10'4" x 8'10"

Bedroom One
18'8" x 9'10"

Bathroom
10'8" x 8'9"

Bedroom Two
10'6" x 9'10"

Shower Room
6'6" x 5'4"

Bedroom Three
12'5" x 9'10"

Bedroom Four
10'0" x 8'7"

Double Garage
20'3" x 16'8"













Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.













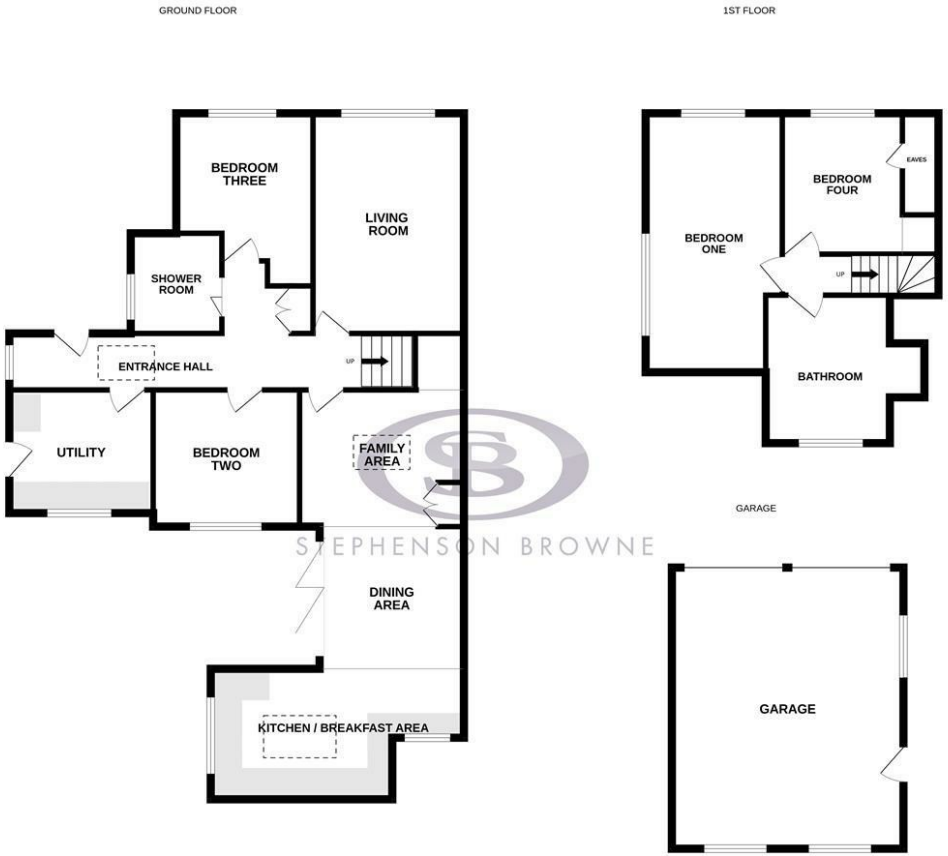


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

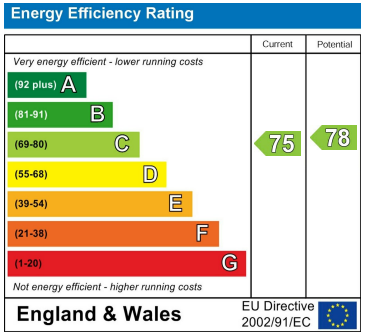


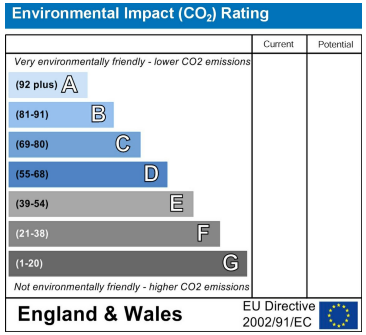
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





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