

5 Canal Side Cottages, Malkins Bank, Sandbach, CW11 4XP



A delightful and characterful cottage enjoying a picturesque position overlooking the canal, situated in a semi-rural setting with beautiful countryside walks right on the doorstep. This well-presented home offers a spacious lounge, fitted kitchen, a generous double bedroom with built-in wardrobes, and a family bathroom.

Externally, the property benefits from a charming courtyard to the front with canal views, a private rear patio area, and off-road parking for one vehicle. Conveniently located close to the town centre and excellent transport links, this property would make an ideal first-time purchase, investment, or peaceful retreat.

£160,000

Entrance

Solid wood door featuring a decorative glazed panel.

Lounge 12'01 x 11'10

uPVC double-glazed window to the rear elevation, brick fireplace, built-in storage unit housing the gas meter, exposed beam, wall lighting, and radiator.



Kitchen 9'04 x 7'05

uPVC double-glazed window to the front elevation with views overlooking the canal lock. Solid wood front door with decorative glazed panel. Fitted with a range of sleek gloss white wall and base units, stainless steel sink with drainer, freestanding oven with extractor hood above, space and plumbing for a washing machine, and space for a fridge freezer. Complemented by tiled splashbacks and a radiator.



Stairs to first floor landing

uPVC double-glazed window to the front elevation overlooking the canal lock. Wall-mounted cupboard housing the electric meter and consumer unit, loft access, and radiator.

Bedroom 12'00 x 11'09

uPVC double-glazed window to the rear elevation, built-in wardrobes, and radiator.



Bathroom

uPVC double-glazed obscured window to the front elevation. Suite comprising a panelled bath with mains-fed shower over, pedestal wash hand basin, low-level WC, and radiator.



Externally

Front

Walled courtyard enjoying views over the canal.

Rear

Enclosed patio area and driveway providing off-road parking for one vehicle.



EPC- D

Council tax- A

Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.





