

18 Betchton Road, Malkins Bank, Sandbach, CW11 4XL



Offered for sale with no onward chain, this extended four-bedroom family home occupies a sought-after semi-rural location, enjoying stunning open countryside views to the rear whilst remaining just a five-minute drive from Sandbach town centre and its excellent range of amenities.

Set along a highly desirable stretch where properties rarely become available, this is a wonderful opportunity to acquire a home in a location that residents are reluctant to leave. Beautiful countryside walks can be enjoyed right from the doorstep, making it ideal for those seeking a peaceful setting without sacrificing convenience.

The property has been thoughtfully extended over the years to create generous and versatile living accommodation well suited to a growing family.

It offers exciting potential for a purchaser to modernise and put their own stamp on the property. Furthermore, there is scope for additional extensions or alterations, subject to the necessary planning permissions and building regulations.

Set back from the road, the property benefits from ample driveway parking for multiple vehicles, while to the rear is a spacious garden enjoying breathtaking rural views and a wonderful sense of privacy.

A rare opportunity to purchase a family home in an enviable countryside setting with huge potential for future enhancement. Early viewing is highly recommended.

OIRO £350,000

**Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656**

Entrance

Composite double-glazed front door opening into the entrance hall, with radiator, staircase rising to the first-floor landing, and internal door leading to:

Lounge 16'06 x 12'06

UPVC double-glazed window to the front elevation, coving to the ceiling, and radiator.



Dining room 15'07 x 7'01

UPVC double-glazed window to the rear elevation, wall-mounted cupboard housing the combination boiler, additional cupboards housing the gas meter, electric meter and consumer unit, and radiator.



Kitchen 9'10 x 7'07

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with tiled splashback, space and plumbing for a dishwasher, space for an under-counter fridge, space for a freestanding cooker with wall-mounted extractor hood above. UPVC double-glazed window and obscured-glass window to the rear elevation. Internal door providing access to the garage.



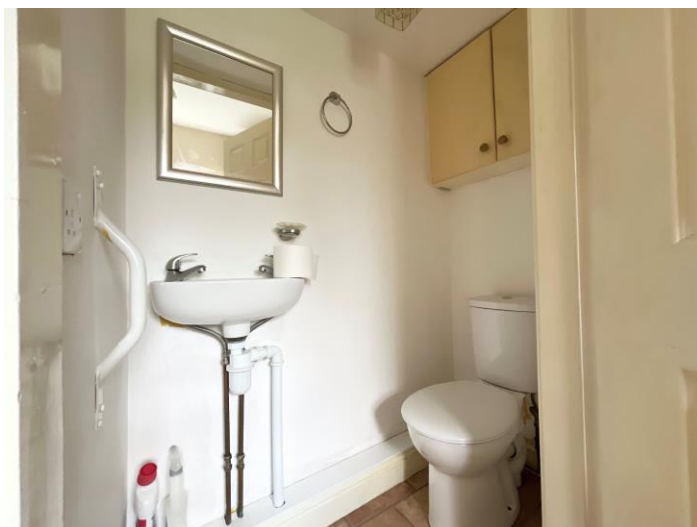
Utility

UPVC double-glazed windows to the rear and side elevations, door leading to the rear garden, Belfast sink with worktop space, storage cupboard, and space and plumbing for a washing machine.



Guest WC

Fitted with a wash hand basin and low-level WC.



Stairs to first floor landing

Loft access with pull-down ladder (loft partially boarded). Internal doors leading to:

Bedroom one 14'00 x 12'07

UPVC double-glazed window to the front elevation, built-in wardrobe, and radiator.



Bedroom Two 11'11 x 10'06

UPVC double-glazed window to the front elevation and radiator.



Bedroom Three 10'04 x 8'10

UPVC double-glazed window to the rear elevation enjoying attractive rural views, additional obscured UPVC double-glazed window to the side elevation, built-in wardrobe, and radiator.



Bedroom Four 10'03 x 7'10

UPVC double-glazed window to the rear elevation, airing cupboard, and radiator.



Bathroom

UPVC double-glazed window to the rear elevation. Fully tiled wet room comprising a mains-fed shower, wash hand basin, low-level WC, and radiator.



Externally

To Front-Set back from the road, the property benefits from ample driveway parking suitable for multiple vehicles. The front garden is mainly laid to lawn with a variety of mature shrubs and bushes.

To Rear- A generously sized rear garden enjoying beautiful rural views. Predominantly laid to lawn with a range of established shrubs and bushes, complemented by a paved seating area and two ponds.

Garage

Integral with door leading into kitchen, Up and over door to the front elevation.



EPC- C

Council Tax- B

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.

