

Lewis King

163 Crewe Road, Sandbach, CW11 4PA

£210,000

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- Two bedroom mid terrace home
- Modern Kitchen, fitted with high-gloss units, wood effect worktops
- Two double bedrooms
- Rear parking, with garage and paddock style garden
- Two versatile reception rooms
- Separate utility room
- 4 piece bathroom
- Walking distance of Sandbach town centre and close to well regarded local schools.

Situated on the highly sought after Crewe Road, this deceptively spacious two bedroom mid-terrace home offers an excellent blend of character, modern convenience, and a versatile layout. Ideally located within comfortable walking distance of Sandbach's historic town centre and close to well-regarded local schools, the property is a fantastic choice for first-time buyers, families or investors.

Upon entering via the dedicated entrance hall, stairs lead to the first floor while a door opens into the bright front reception room. Featuring a lovely double glazed bay window and decorative fireplace, this space connects through double doors into a second generous reception room perfect as a dining room or secondary lounge. This central living space also provides access to a handy understairs storage cupboard.

To the rear of the ground floor, the property opens into a modern kitchen fitted with sleek high-gloss units, wood-effect work surfaces, and integrated appliances including an electric hob, oven, and extractor. A separate utility room extends off the middle reception room, providing extra worktop space, fitted storage, plumbing for a washing machine, and direct outdoor access.

Upstairs, the landing leads to two double bedrooms and an exceptionally large family bathroom. The main bedroom spans the full width of the front of the property, providing impressive floor space, while the second double room overlooks the rear. The vast four-piece bathroom features a standalone corner shower enclosure, wood-panelled bath, low-level WC, and wash basin with vanity storage.

Outside, the property benefits from a low-maintenance artificial turf courtyard with steps to the rear lane. Beyond lies off-road parking leading to a detached single garage and a private, paddock-style garden with a wooden deck and artificial lawn enclosed by mature hedging.





Entrance Hall	
Front Reception Room	10'9" x 13'9" (3.3 x 4.2)
Back Reception Room	10'9" x 12'1" (3.3 x 3.7)
Kitchen	6'10" x 9'2" (2.1 x 2.8)
Utility Room	5'6" x 7'2" (1.7 x 2.2)
Landing	
Bedroom One	13'9" x 11'9" (4.2 x 3.6)
Bedroom Two	8'2" x 12'1" (2.5 x 3.7)
Bathroom	7'2" x 8'10" (2.2 x 2.7)



Directions

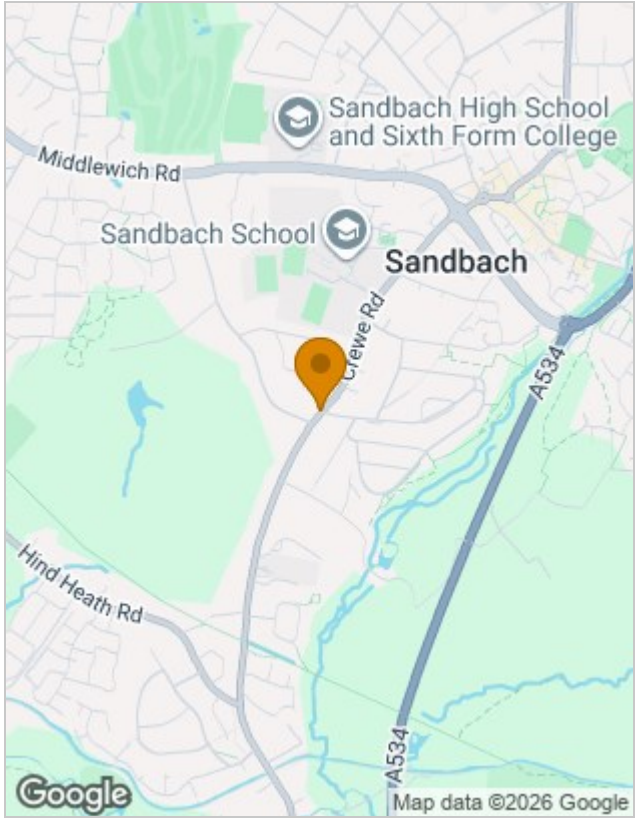




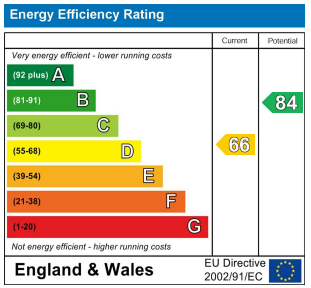
Floor Plans

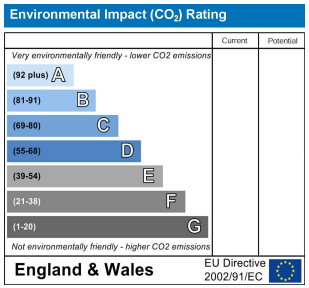


Location Map



Energy Performance Graph





Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.