

9 Marlowe Close, Sandbach, CW11 3ZG



Nestled within a quiet cul-de-sac in a sought-after residential area of Sandbach, this well-presented home is ideally suited to first-time buyers, investors, or those looking to downsize. The property is within easy reach of local amenities, well-regarded schools, excellent transport links, and is conveniently located close to the train station.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading into a bright and spacious lounge. To the rear, a modern kitchen/diner provides space for dining along with direct access to the rear garden.

To the first floor, the property offers two well-proportioned bedrooms, while a contemporary family bathroom completes the internal accommodation.

Externally, the property benefits from a well-maintained rear garden, mainly laid to lawn. To the front, there is off-road parking along with a neatly presented lawned garden.

Situated in the charming market town of Sandbach, renowned for its historic character and vibrant community, this home presents a fantastic opportunity to secure a property in a desirable and peaceful location. Early viewing is highly recommended to fully appreciate all that this home has to offer!

£220,000

Entrance Hall

uPVC double-glazed door opening into the hallway, with stairs rising to the first floor, radiator, and internal door leading to the lounge.

Lounge – 14'0" x 9'6"

uPVC double-glazed window to the front elevation, decorative coving to the ceiling, electric fireplace with marble hearth and surround, and radiator.



Kitchen/Diner – 12'11" x 8'0"

Fitted with a range of timeless shaker-style wall and base units with contrasting work surfaces. Integrated electric oven, hob, and stainless-steel extractor hood. Plumbing and space for a washing machine, plus space for a fridge freezer. Inset one-and-a-half bowl stainless steel sink unit, uPVC double-glazed window to the rear elevation, understairs storage cupboard, and uPVC double-glazed French doors opening to the garden.



First Floor Landing

uPVC double-glazed window to the side elevation and access to the loft.

Bedroom One – 13'0" x 9'2"

uPVC double-glazed window to the rear elevation and two radiators.



Bedroom Two – 13'0" x 8'1"

uPVC double-glazed window to the front elevation, airing cupboard housing the Logic combi boiler, and radiator.



Bathroom

Fitted with a panelled bath with electric shower over, low-level WC, vanity wash hand basin, partially tiled walls, chrome ladder radiator, and extractor fan.

Externally

Front: Driveway providing off-road parking for two vehicles, with a lawned area and side gated access to the rear garden.

Rear: Enclosed Garden mainly laid to lawn, with fencing to all sides and a selection of trees and shrub borders.



EPC-tbc

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.





