STEPHENSON BROWNE

Middlewich Road, Sandbach

CW11 1JD

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Offers Over £800,000

DESCRIPTION

Set along Middlewich Road in the ever-popular town of Sandbach, this impressive family home enjoys a highly convenient position within easy walking distance of well-regarded schools, local shops, the town centre and the railway station.

The property benefits from exceptional off-road parking, featuring two extensive driveways: one with a shared entrance and the other offering a private entrance, providing space for numerous vehicles. A large double garage with an electric up-and-over door further enhances the practicality of the home.

To the rear is a private, low-maintenance garden that is not overlooked, backing directly onto Sandbach Golf Course. The open aspect can be enjoyed from the Juliet balcony in the principal bedroom, offering pleasant views across the course.

Internally, the accommodation is both spacious and versatile. The kitchen is complemented by a separate utility room with negotiable appliances, while two reception rooms and a conservatory provide flexible living and entertaining space.

Upstairs, there are four generous double bedrooms, including a principal bedroom with an en-suite shower

room. A family bathroom serves the remaining bedrooms, and a convenient ground floor WC completes the layout.

An excellent opportunity to acquire a substantial home in a sought-after location, combining generous accommodation, ample parking and attractive views.

ROOM DESCRIPTIONS

Entrance Hall
20'8" x 5'4"

Living Room
17'11" x 12'2"
Gas fire.

Conservatory
18'5" x 16'4"
Power and electric heating.

Kitchen
12'2" x 9'10"
A range of wall and base units with granite work surfaces over. Ample storage cupboards and drawers. AEG double oven and grill. and ceramic hob with extraction hood above. Heater. Breakfast bar with ample space for two stools. Under wall unit LED tape lights with wireless on/off switches.

Utility
12'2" x 5'11"
A range of wall and base units with granite work surfaces over. Space and plumbing for a washing machine, tumble dryer, and dishwasher. Space for a freestanding fridge and freezer. Whitegoods negotiable. Under wall unit LED tape lights with wireless on/off switches.

Dining Room
12'2" x 11'4"

Cloakroom
6'6" x 5'5"
WC, hand basin and vanity storage units.

Landing
22'4" x 5'5"

Bedroom One
18'6" x 10'7"
Built-in wardrobes and a Juliet balcony overlooking Sandbach Golf Course.

Ensuite Shower Room
12'5" x 6'1"
Vanity storage units.

Bedroom Two
15'9" x 14'8"
Three free-standing double wardrobes. Sliding double door built-in airing cupboard.

Bedroom Three
13'1" x 12'1"
Single built-in wardrobe.

Bedroom Four
12'2" x 10'2"
Sliding double door built-in wardrobe.

Bathroom
9'7" x 6'6"
Vanity sink unit. Bathtub with shower over.

Double Garage
18'5" x 16'4"
Cold tap. Electric up and over double door. Storage, power and light.

General Notes
The loft is accessed via a fitted loft ladder, there is a light and partial boarding.
The Baxi boiler is located in the double garage and annually serviced by British Gas.
Consumer board installed two years ago.
Fitted alarm system, serviced annually.

External
A shared entrance leading to a large driveway and parking area, also a separate driveway and parking area with a private entrance. Ample parking for several vehicles. Side gated access leading to an enclosed, low maintenance, rear garden. Shed.

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.

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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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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

Viewing

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

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