

69 Townfields, Sandbach, CW11 4PQ

£230,000

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- Short walk to town centre
- Beautifully landscaped rear garden
- Excellent condition throughout
- Three large bedrooms
- Freehold home
- Driveway parking for two cars
- Modern kitchen with integrated appliances
- Covered side access to outbuildings
- Council tax band B

Just a short and pleasant stroll from the vibrant heart of Sandbach town centre, this charming end-terrace home offers a wonderful blend of traditional character and modern convenience. The property has been meticulously maintained and is presented in very good condition throughout, making it an ideal choice for those looking to move straight in without the hassle of a renovation.

As you approach, the convenience of the home is immediately apparent with a private driveway providing off-road parking for two vehicles directly in front. Stepping inside, the ground floor opens into a bright and inviting living room that serves as a perfect hub for relaxation. Open-plan from here is a bright dining area with sliding doors opening onto the garden, ideal for entertaining, which sits adjacent to a thoughtfully designed kitchen. The kitchen itself is a highlight for any home cook, featuring a range of integrated appliances including a dishwasher, oven, and fridge/freezer, ensuring a sleek and functional workspace.

One of the more unique and practical features of this home is the covered side porch. This area provides sheltered access to a series of versatile outbuildings, which include additional storage and a dedicated utility room space already equipped with plumbing. It is a fantastic setup for managing household laundry and storage away from the main living areas.

Moving to the first floor, the layout continues to impress with three well-proportioned bedrooms and a contemporary family bathroom. Each room feels airy and light, maintaining the high standard of finish found throughout the rest of the house.

Outside, the property boasts a beautifully landscaped rear garden. This private sanctuary has been carefully designed to offer a balance of lawn and seating areas, providing a perfect backdrop for alfresco dining or enjoying a quiet morning coffee. This home truly captures the essence of comfortable town-edge living with all the practicalities today's buyers desire.





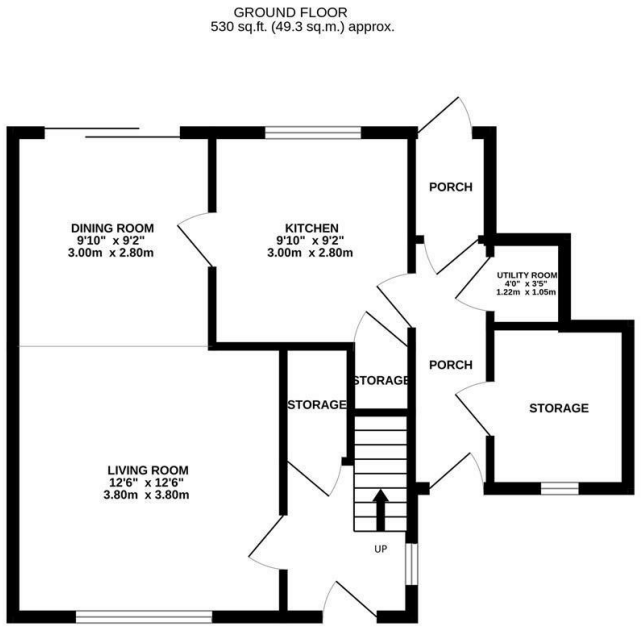


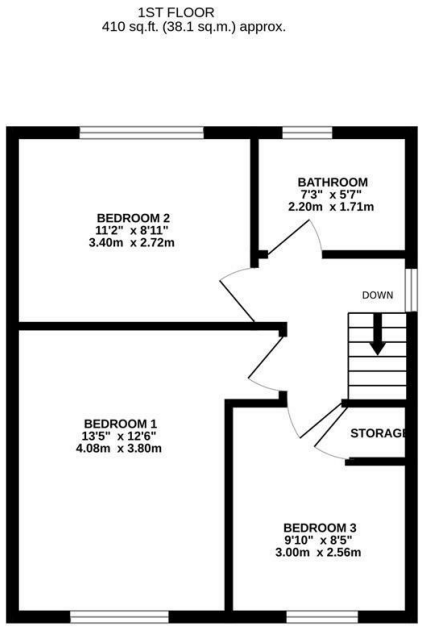
Directions





Floor Plans

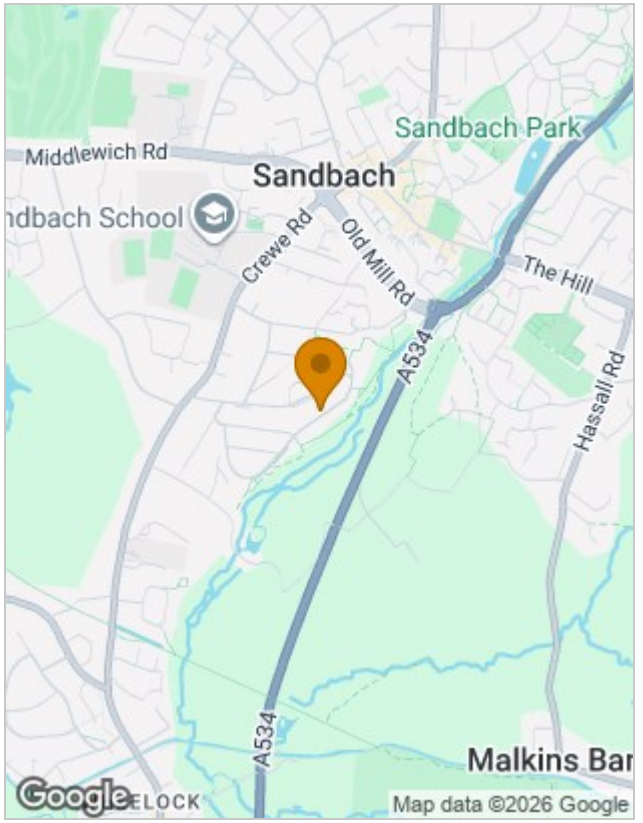




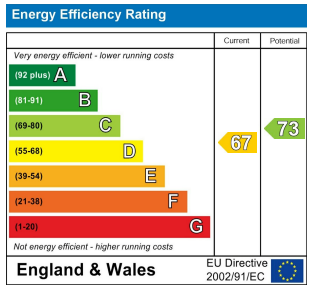
TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

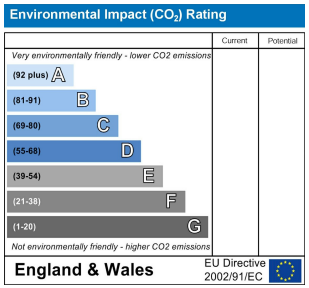
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.