



**GASCOIGNE
HALMAN**

14 WRENMERE CLOSE, SANDBACH

THE AREAS LEADING ESTATE AGENT

£425,000

Located in an enviable location within a small and quiet cul-de-sac on Wrenmere Close, a deceptively spacious detached family home with the most delightful private rear garden, overlooking a small green to the front.

Looking for your dream home?

This stunning detached family residence on Wrenmere Close offers everything you need for modern living in a tranquil setting.

The inviting living room features garden access and a cozy, contemporary atmosphere, while the modern kitchen diner, equipped with high-end Panorama units and integrated appliances is perfect for culinary enthusiasts. The utility room has units mirroring the kitchen, space for two appliances and a door to the pathway leading to the rear garden.

Upstairs, you'll find four generously sized bedrooms, including a master with en-suite shower room.

Enjoy the luxury of a generous recently landscaped rear garden with a paved porcelain patio and stone planters, ornamental trees, bushes, and complete privacy.

The front driveway accommodates several vehicles and leads to a detached garage, with gated side access to the garden.

This is the ultimate ready to move into family home, in an ideal location in the heart of Cheshire - don't miss out!

DIRECTIONS

CW11 1XS - Wrenmere Close, Sandbach

LOCATION

Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Sandbach High School and Sixth Form College having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, council tax band E

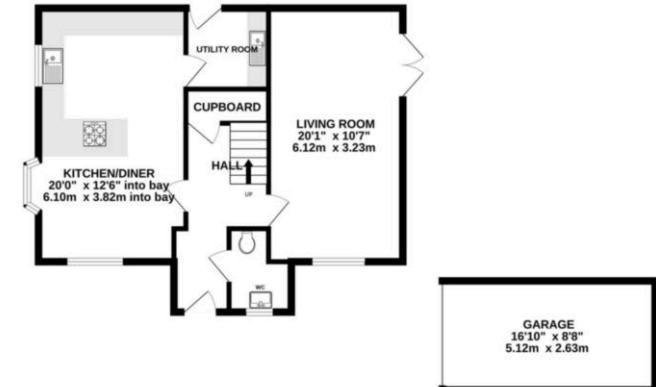
VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating: C

GROUND FLOOR
760 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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