



JASON SIMMONS POWERED BY **exp**™ **UK**

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## Patrons Drive, Elworth

£290,000

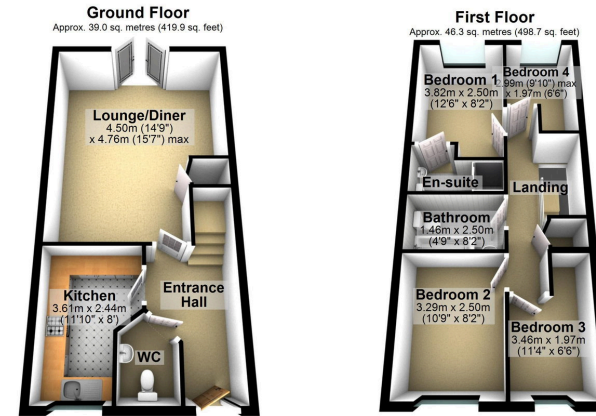
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- Modern four bedroom semi-detached home
- Recently renovated & modern fitted kitchen
- Master bedroom with En-suite
- Driveway parking for two vehicles
- Popular residential location, within walking distance to Train Station
- Large lounge with dining area
- Downstairs Toilet
- Well presented family bathroom
- Enclosed rear garden with outdoor shed
- Quote Ref: JS0070



A well presented and modern four bedroom semi-detached home, ideally situated within walking distance of Sandbach train station and local amenities. Perfect for families and commuters alike, this spacious property offers stylish and versatile accommodation throughout. The accommodation comprises an entrance hallway, downstairs WC, newly renovated contemporary kitchen and a spacious lounge with dining area overlooking the rear garden. To the first floor is a master bedroom with en-suite shower room, three further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking for two vehicles and a good-sized enclosed rear garden, ideal for outdoor entertaining and family use. Double glazing and central heating are installed throughout.





Total area: approx. 85.3 sq. metres (918.7 sq. feet)



54/26, 5:33 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK  
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## Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 8 Patrons Drive<br>Blwch<br>SANDHATCH<br>CW11 3AT | Energy rating<br><b>C</b> | Valid until<br>18 March 2026                   |
|   |                           | Certificate Number<br>0067-5069-9207-8396-8200 |

Property type Semi-detached house  
 Total floor area 95 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landmark-crenals>)  
<https://www.gov.uk/guidance/energy-efficiency-related-landlord-guidance>

### Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

<https://www.energy-certificates.service.gov.uk/energy-certificates/0067-5069-9207-8396-8200>

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