

**151 Crewe Road,
Sandbach, CW11 4PA**



A beautifully presented and immaculately maintained two-bedroom home, ideally located within walking distance of the town centre.

This charming property offers spacious and well-proportioned accommodation throughout, perfect for a range of buyers.

To the ground floor are two generous reception rooms, seamlessly connected via sliding doors, creating a versatile and open living space.

A quaint yet functional kitchen benefits from a pantry and direct access to the rear garden.

To the first floor, the property boasts two generously sized double bedrooms and a modern family bathroom. The boiler has been updated in recent years and is approximately two years old.

Externally, the property truly stands out with its beautifully designed rear garden, featuring planted bedding areas, seating spaces, sheds, and a summer house!

Early viewing is highly recommended to fully appreciate the quality and location of this delightful home.

OIRO £205,000

Entrance

UPVC double-glazed obscured glass door leading into the entrance hall, with radiator, staircase to the first floor, and internal door to:

Dining Room (12'00" x 11'06")

UPVC double-glazed window to the rear elevation, coving to the ceiling, wall-mounted electric fire, radiator, and sliding double doors opening into the lounge.



Lounge (13'10" x 10'08" into bay)

UPVC double-glazed bay window to the front elevation, coving to the ceiling, electric fire with wooden surround and hearth, and radiator.



Kitchen (8'07" x 6'10")

UPVC double-glazed window to the rear elevation and obscured glass door leading to the rear garden. Fitted with a range of base, wall, and drawer units with contrasting work surfaces, part-tiled walls, built-in oven with electric hob, space and plumbing for a washing machine, space for a fridge freezer, pantry, and radiator.



First Floor Landing

Access to loft and internal doors to:

Bedroom One (17'00" x 12'01")

Two UPVC double-glazed windows to the front elevation, coving to the ceiling, and radiator.



Bathroom (8'08" x 8'05")

UPVC double-glazed obscured glass window to the rear elevation. Fitted with a vanity unit incorporating storage cupboards, wash basin, and low-level WC, fully tiled enclosed shower with mains-fed shower, airing cupboard housing a combi boiler (approximately 2 years old), radiator, and extractor fan.



Bedroom Two (12'02" x 9'05")

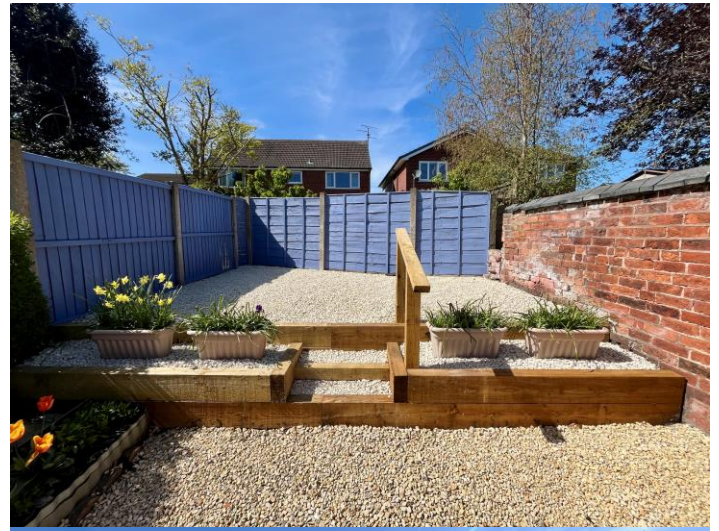
UPVC double-glazed window to the rear elevation and radiator.



External

Front- Walled courtyard with gated access and planted borders featuring a variety of shrubs and plants. Separate side access via a shared ginnel.

Rear- Fully enclosed, beautifully maintained walled garden with gated access from the ginnel, paved pathway, decking area, stoned seating space, planted borders, two sheds, a summer house, and outside tap.



EPC- required
Council Tax- B
Tenure- Tenure

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.



