

18 Osborne Close, Sandbach, CW11 3ZE



Situated on a sought-after, family-friendly estate, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Conveniently located within walking distance of the train station, the property provides easy access for commuters while enjoying a peaceful residential setting.

Internally, the home features a bright lounge, dining kitchen with French doors leading to the rear garden, two well-proportioned bedrooms, and a stylish four-piece bathroom.

Externally, there is a low-maintenance rear garden and a driveway providing off-road parking for two vehicles.

Offered for sale with NO ONWARD CHAIN, this property is not to be missed!

£184,950

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance

UPVC front door featuring decorative glazed inserts and an external lantern-style light.

Lounge 12' 7" x 11' 2" (3.83m x 3.40m)

Bright and welcoming lounge with a uPVC bow window to the front elevation, radiator, under-stairs storage cupboard, and internal door leading to:



Dining Kitchen 14' 2" x 7' 4" (4.31m x 2.23m)

Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Includes a built-in oven, electric hob with extractor hood above, tiled flooring, radiator, uPVC double-glazed rear window, and double-glazed French doors opening onto the rear garden.



First Floor Landing

Access to loft space and doors leading to both bedrooms and the family bathroom.

Bedroom One 14' 1" x 11' 0" (4.29m x 3.35m)

Spacious main bedroom with two UPVC double-glazed windows to the front elevation, radiator, and a built-in airing cupboard housing the hot water cylinder with slatted shelving.



Bedroom Two 7' 9" x 10' 8" (2.36m x 3.25m)

Double-glazed window to the rear elevation and radiator.



Bathroom

Stylish four-piece suite comprising a freestanding roll-top bath with claw feet and central taps with shower attachment, low-level WC, wash hand basin with vanity unit beneath, and a separate shower with wall-mounted Mira unit. Additional features include an extractor fan, UPVC double-glazed obscured rear window, fully tiled walls and floor, and a heated towel rail.



**Externally -
Rear Garden**

Decked area with pathway leading to a shaded section and flower beds, plus an external water tap.

Front

Driveway providing off-road parking for two vehicles.





EPC- D
Council Tax- B
Tenure- Freehold

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.



