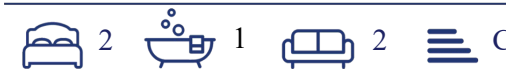




STEPHENSON BROWNE

Hill Street, Sandbach

CW11 3JE



Offers In The Region Of
£230,000

DESCRIPTION

Welcome to Hill Street, a delightful period semi-detached house is now available for sale with no onward chain. Perfectly situated within walking distance of Sandbach Railway Station, this property offers both convenience and character, making it an ideal choice for those seeking a comfortable home.

With original doors and Victorian picture rails, this home boasts plenty of character. There are two inviting reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is well-equipped and features a separate utility area, ensuring that daily tasks are both efficient and enjoyable. The large bathroom, complemented by a convenient downstairs WC, adds to the practicality of the home.

With two spacious bedrooms, this property is perfect for small families, couples, or individuals looking for extra space. The private and enclosed south-westerly facing garden is a true highlight, offering a serene outdoor retreat for gardening enthusiasts or those who simply wish to bask in the sun.

Additionally, the ample driveway parking accommodates multiple vehicles, a rare find in many properties in the area. This semi-detached house combines period charm with modern amenities, making it a wonderful opportunity for anyone looking to settle in the picturesque town of Sandbach. Don't miss your chance to view this lovely home.





ROOM DESCRIPTIONS

Dining Room

13'5" x 10'11"

Oak wood flooring.

Living Room

13'5" x 11'11"

Understairs storage with shelving. Electric fire.

Dual aspect window and patio doors.

Kitchen

17'6" x 6'11"

A range of wall and base units with work surfaces over. 1.5 ceramic sink. Four ring gas hob with extractor above and gas oven below. Space for appliances.

Utility / WC

6'6" x 5'5"

Space and plumbing for washing machine and other appliances.

Bedroom One

13'1" x 10'10"

A large double bedroom with two windows overlooking the front aspect.

Bedroom Two

11'11" x 11'10"

A double bedroom with fitted storage.

Bathroom

9'2" x 6'6"

Shower, bathtub, WC, and sink basin. Shaving socket. Heated towel rail and radiator.

Externally

Shed. South Westerly facing garden.

General Notes

Original doors throughout.

The loft is boarded with fitted ladder.

The combi boiler is approximately 14 years old and is serviced annually.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



AML Disclosure

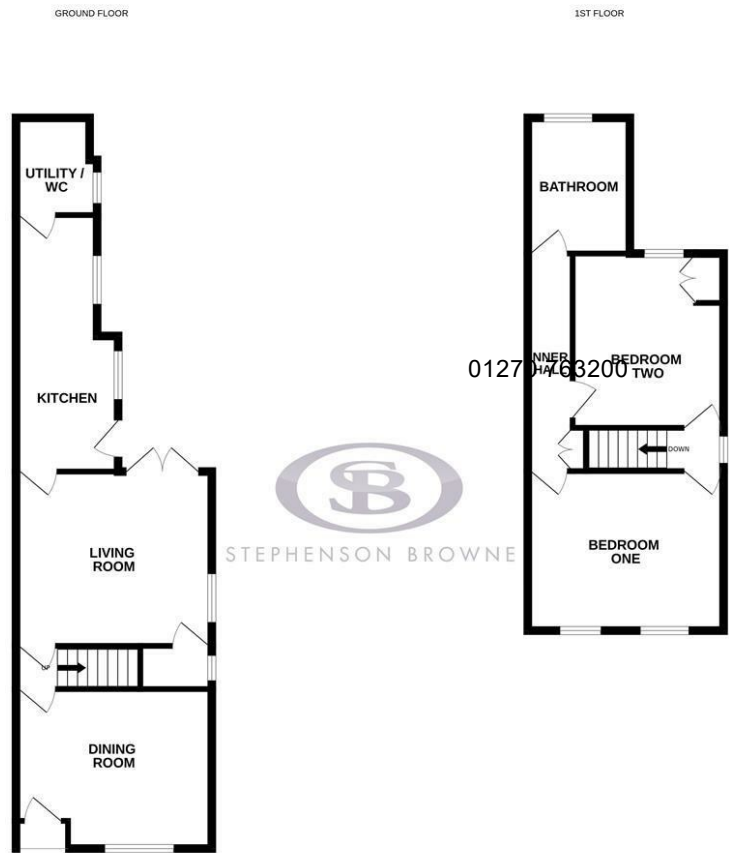
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Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



Floorplans



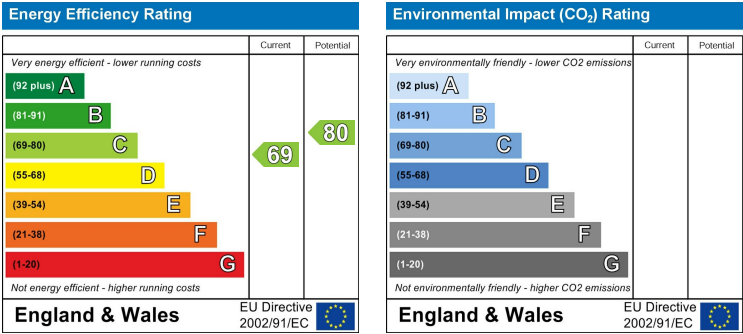
STEPHENSON BROWNE

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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Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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