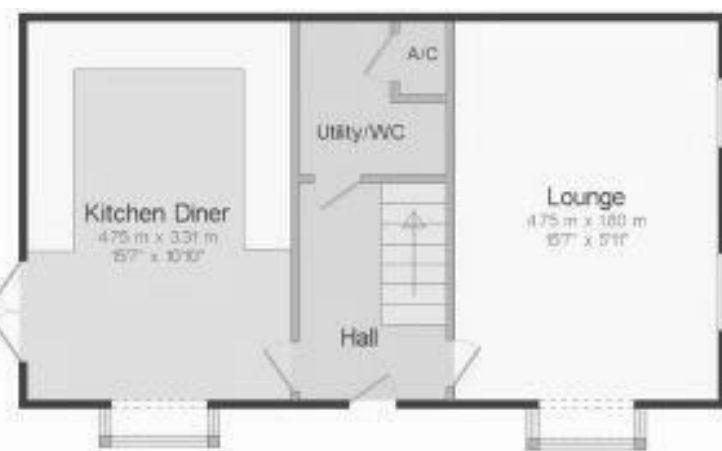




INDEPENDENT ESTATE AGENTS



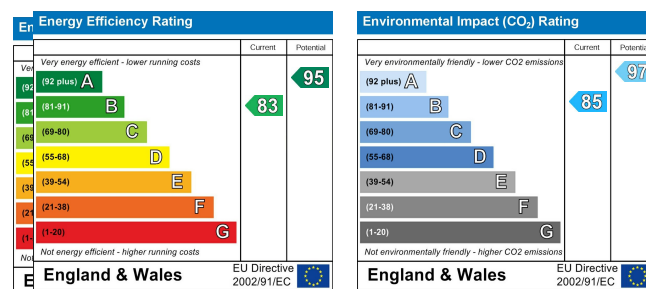
Ground Floor



1st Floor

**20 Barnton Way
Sandbach
CW11 3DF**

£210,000



Average Referral Fee 2018/2019 to Move With Us Ltd. £123.64

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ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE.

Originally constructed by Bovis Homes this fantastic home is presented in show home condition and is certainly ready to move straight in to! The accommodation is spacious and modern, and there is also a detached garage. FREEHOLD.

Agents Remarks

Situated upon a well regarded new development between Wheelock and Sandbach this stunning three bedroom semi detached home has been finished to the highest of standards.

From the moment you step inside there is a bright and airy atmosphere and a sense of style and sophistication, perfect for professionals and young families to enjoy. The condition throughout is immaculate and benefits from a number of additional features including tiled flooring, UPVc double glazing, gas heating and fully integrated appliances including washing machine, dish washer, fridge, freezer, cooker and hob.

Outside there is also a delightful rear garden with a walled boundary, driveway and Detached Garage.

In brief the accommodation comprises; GROUND FLOOR: Hallway, Cloakroom, Lounge, Dining Kitchen with integrated appliances. FIRST FLOOR: Three Bedrooms, with the master benefiting from an En-Suite and the Family Bathroom Bathroom.

Make sure this one goes on your short list!

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

Directions

From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. Take the

second exit at the third roundabout onto Crewe Road and continue for approximately 1 mile. Turn right into Hind Heath Road and then take the third turning on the left into Trentlea Way. Take the second turning on the left into Barnton Way, follow the road around and the property will be found on your right hand side on the corner.

ACCOMMODATION

Entrance Hall

UPVc front door with glazed inserts, ceiling light point, radiator, stairs to first floor.

Lounge 18'0" x 10'9" (5.51 x 3.30)



UPVc double glazed windows to the side elevation and UPVc double glazed box bay window to the front elevation, electric fire with stone mantle and surround, ceiling light point, two radiators, TV point.

Dining Kitchen 18'10" x 11'7" (5.74m x 3.53m)



A range of wall and base units with contrasting work surface

and up stand over, under cabinet lighting, inset stainless steel sink with mixer tap, four ring gas hob with splash back and extractor hood over, integrated fridge freezer, dishwasher, oven and grill, UPVc double glazed patio doors to the rear and UPVc double glazed window to the side elevation, tiled flooring, ceiling light point, inset spot lighting, well defined space for a table and chairs, radiator.

Cloakroom /Utility

Low level WC, pedestal wash hand basin, cupboard housing the hot water tank, integrated washing machine.

FIRST FLOOR

Landing

Ceiling light point, UPVc double glazed window to the front elevation, access to loft space.

Bedroom One 12'2" x 11'7" (3.71m x 3.53m)



UPVc double glazed bay window to the front elevation, ceiling light point, radiator, double built in wardrobes providing hanging and shelving space.

En-Suite

UPVc double glazed frosted window to the side elevation, wall mounted wash hand basin with mixer tap, low level WC, fully tiled double shower enclosure with mixer shower, part tiled walls, chrome ladder style radiator, inset spot lighting, extractor fan.

Bedroom Two 10'11" x 7'7" (3.33m x 2.31m)

UPVc double glazed window to the front elevation and bay window to side elevation ceiling light point, radiator,

Bedroom Three 10'11" x 6'10" (3.33m x 2.08m)

UPVc double glazed window to the side elevation, ceiling light point, radiator,

Family Bathroom



Panel bath with fully tiled surround, mixer tap, overhead mixer shower, glass screen and inset lighting, part tiled walls, wall mounted wash hand basin, low level WC, chrome ladder style radiator, inset spot lighting, extractor fan.

OUTSIDE

Front

Stone pathway leading to the front door, outside light, hedged and fenced boundaries, gate giving access to the rear of the property.

Detached Garage

Up and over door and power and light.

Rear

Stone paved patio, lawned area with well stocked borders, walled boundaries.