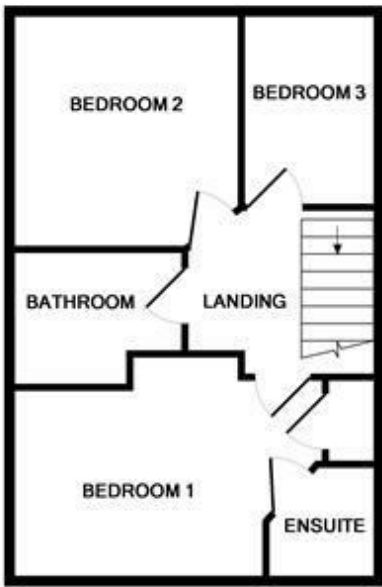
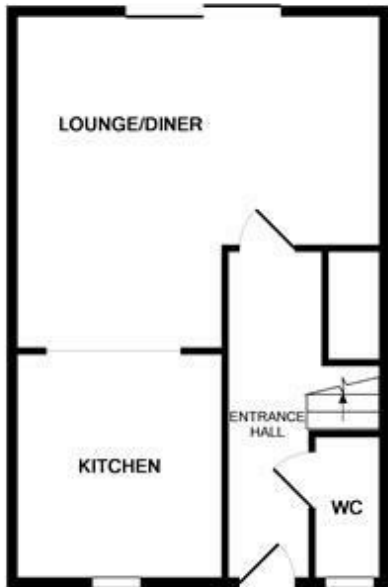




HOUSE CROWD

DEVELOPMENTS

Invest. Build. Prosper.



GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



STEPHENSON BROWNE



1
Hackney Yard Close
Congleton Road
Sandbach
Cheshire
CW11 1HG

£235,000



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

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ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
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LAST REMAINING THREE BED on a stunning new development of 14 exclusive two and three bedroom properties just off Congleton Road within the highly desirable town centre location of Sandbach.

Agents Remarks

Parkside offers an outstanding opportunity to be a part of a unique small development tucked away within the heart of Sandbach Town Centre.

It really couldn't be more convenient living in this exclusive cul-de-sac and enjoying the many high specification features that these properties have to offer. A private driveway sweeps in off Congleton Road into the development where you will find attractive landscaped surroundings and a range of 2 and 3 bed designs. With full length driveways, well proportioned plot sizes and En-Suites. The accommodation for briefly comprises; spacious Hallway, open-plan Lounge/Dining Room, Kitchen with integrated appliances, 3 Bedrooms, En-Suite and Bathroom.

Many new buyers are moving into the area where you will find a wide selection of high quality restaurants, bars, cafes and pubs providing a great blend of choice and a high standard of living. Schools in the area are also highly regarded, including Sandbach Boys and Girls Secondary Schools and from this location easily accessible on foot.

Help to buy scheme available.

Directions
SAT NAV: CW11 1HG

Sandbach
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.

ACCOMMODATION

Hallway 13'7" x 4'0" (4.16 x 1.24)
Composite front door with multi lock system and vision panel, ceiling light point, timber staircase leading to the first floor, radiator, alarm panel and smoke alarm.

Cloakroom 6'5" x 3'5" (1.98 x 1.05)
Oak door, porcelain tiled floor, UPVc double glazed window to front elevation, vanity unit with inset hand wash basin and low level WC, extractor fan, radiator and LED recessed spotlights.

Kitchen 14'0" x 7'10" (4.28 x 2.4)



UPVc double glazed window to the front elevation, porcelain tiled floor, a mix of wall and base handleless units and drawers with contrasting work surface over and matching up stand and back splash, stainless steel sink unit with mixer tap, integrated four ring gas hob with extractor fan over, built in oven and microwave, fridge/freezer and washing machine/tumble dryer. USB socket and recessed LED spot lights.

Lounge Diner 16'2" x 12'3" (4.93 x 3.74)



Oak door, UPVc double glazed french doors to rear elevation,



two ceiling light points, radiator, Satellite TV point and telephone point, under stairs storage cupboard with light.

FIRST FLOOR

Landing
Access to loft space, ceiling light point, radiator.

Bathroom 7'0" x 6'0" (2.15 x 1.83)



Porcelain tiled walls and floor, low level WC, vanity unit with inset wash hand basin and mixer tap over, bath with shower over, chrome heated towel rail, recessed LED spotlights, extractor fan.

Bedroom One 12'7" x 8'2" (3.85 x 2.51)



UPVc double glazed window to front elevation, recessed LED spotlights, storage cupboard, radiator and satellite TV and telephone point.

En-suite 6'2" x 5'10" (1.88 x 1.78)



Porcelain tiled floor, fully tiled shower enclosure, vanity unit with inset wash hand basin and mixer tap over, low level WC, extractor fan, radiator and LED recessed spotlights.

Bedroom Two 10'4" x 9'3" (3.16 x 2.84)



UPVc double glazed window to rear elevation, recessed LED spotlights, radiator and satellite TV and telephone point.

Bedroom Three 8'1" x 6'5" (2.47 x 1.97)
UPVc double glazed window to front elevation, recessed LED spotlights, radiator and satellite TV and telephone point.

OUTSIDE

Front
Wall lights, security light, two allocated parking spaces.

Rear
Landscaped private rear garden, small paved patio area, lawned area with fenced boundaries, wall lights and security light.

