



STEPHENSON BROWNE



7 Marsh Green Road
Sandbach
Cheshire
CW11 3BH

Guide Price £255,000



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	

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

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This beautifully presented period three bedroom detached house is situated on a well proportioned plot within a popular location in walking distance to Sandbach train station- ideal for commuters!

Agents Remarks

This lovely family home offers the perfect blend of modern and traditional and is presented to a very high standard.

In brief the property comprises, storm porch, entrance hall with a turning stair case to the first floor, lounge with bay window and feature living flame fire place, dining room, modern fitted kitchen with breakfast bar and downstairs WC. The first floor galleried landing gives access to the master bedroom and two further double bedrooms one with an en-suite shower room and family bathroom . The property is heated by gas fired central heating complemented by UPVc double glazing to the majority of the windows.

Externally the gardens sit on three sides of the property and are very well kept and offer that perfect spot to relax, there is a single garage and off road parking.

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 third exit at the third roundabout onto Middlewich Road and continue for approximately 1 mile. After passing St Peter's Church take the next turning on the right into Marsh Green Road and the property can be found on your right hand side.

SAT NAV: CW11 3BH

ACCOMMODATION

Entrance Hall 10'2" x 9'3" (3.1 x 2.82)

Ceiling light point, wooden flooring, turning staircase to first floor, under stairs storage cupboard, UPVc double glazed window to the side elevation.

Lounge 13'1" x 12'11" max (3.99 x 3.94 max)



UPVc double glazed bay window to the front elevation, ceiling light point, radiator, feature fire place with living flame fire, tiled hearth and surround and wooden mantle over.

Dining Room 11'10" x 11'5" (3.63 x 3.48)

UPVc double glazed window to the side elevation, ceiling light point, two wall lights, radiator, open fireplace, archway through to:

Kitchen 17'1" x 9'10" max (5.21 x 3.00 max)



A range of of wall and base units with contrasting work surface over and tiled splash back, inset sink with mixer tap, inbuilt double oven, four ring gas hob with extractor fan over, wooden flooring, ceiling light point, radiator, UPVc double glazed window and door to the rear elevation, archway through to:

Utility Area

Wall and base units with contratsing work surface over, tiled splash back, ceiling light point.

Cloakroom

Low level WC, vanity unit with was hand basin on top with mixer tap, part tiled walls, tiled flooring, ceiling light point, ladder style chrome radiator, UPVc double glazed window to the side elevation.

FIRST FLOOR

Galleried Landing

Spacious landing with ceiling light point, radiator, UPVc double glazed window to the front elevation, access to loft space.

Bedroom One 12'11" x 11'5" (3.94 x 3.48)



UPVc double glazed window to the front elevation, radiator, ceiling light point, two fitted wardrobes.

Bedroom Two 11'10" x 11'5" (3.63 x 3.48)



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

Bedroom Three 9'10" x 7'10" (3.02 x 2.39)

UPVc double glazed window to the rear elevation, radiator, ceiling light point, access to:

En-suite

Low level WC, wash hand basin with mixer tap, fully tiled shower enclosure with rain effect shower head, part tiled walls, chrome ladder style radiator.

Family Bathroom



Free standing roll top bath, shower enclosure with rain effect shower head, vanity unit with inset sink with mixer tap, heated towel rail, ceiling light point, UPVc double glazed frosted window to the side elevation.

OUTSIDE

Front

Pathway leading to the front door, gravelled area providing off road parking, lawn area, timber gate.

Rear

Enclosed walled garden with lighting, side access to the garage.

Garage

Outward opening doors, space and plumbing for a washing machine.