



STEPHENSON BROWNE



457 Crewe Road
Winterley
Sandbach
CW11 4RF

Offers Over £150,000



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 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.
Made with Metrapix G2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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INDEPENDENT MORTGAGE ADVICE.

Situated in a highly sought after location in the quiet area of Winterley this two bedroom terraced cottage enjoys characterful features and spacious accommodation, with a great sized rear garden.

Agents Remarks

Located on the outskirts of Sandbach within strolling distance of the village pub, this delightful extended cottage offers stylish updated accommodation. Rooms sizes are particularly pleasing and incorporate original features such as beamed ceilings and wooden latch doors.

The property in brief comprises; spacious open plan Living/Dining room, fully fitted kitchen, two double Bedrooms, family Bathroom, UPVc double glazing and gas central heating throughout.

Outside there is a lawned and paved rear garden with views over neighboring fields.

Location

Winterley Village provides day to day needs and the larger centre of Sandbach is situated nearby. Sandbach is an Historical South Cheshire market town with good road connections to local towns and within approximately one mile of Junction 17 of the M6 Motorway, in turn providing access onto the National Motorway Network. Education in the area enjoys a good reputation and the town centre offers excellent shopping facilities, including one of the few Waitrose supermarkets north of Birmingham. On Thursdays there is a thriving market dating back to Elizabethan times. Good recreational and social facilities to suit most needs are also an appealing factor.

Directions

From our town centre office take the first exit at the roundabout and carry on at the second roundabout. At the next roundabout take the second exit onto Crewe Road. Continue along this road and at the next roundabout take the second exit staying on Crewe Road. The property will be found on your right hand side.

SAT NAV: CW11 4RF

ACCOMMODATION

Entrance Porch

Composite front door, bricked porch with coat hooks, light, white UPVc door with glazed insert leading into lounge.

Lounge/Dining Room 21'3" x 12'11" (6.48 x 3.96)



UPVc double glazed leaded window to the front elevation, ceiling light point, radiator, feature fireplace with tiled surround and oak mantle, exposed beams, stairs to the first floor, archway through to the kitchen.

Kitchen 12'0" x 6'7" (3.66 x 2.01)



A range of wood fronted wall and base units with contrasting work surface over and tiled splash back, inset stainless steel sink with mixer tap, inset four ring halogen hob with extractor fan over, electric oven, space for a fridge, space and plumbing for a washing machine and slimline dishwasher, tiled flooring, UPVc double glazed leaded window to the rear elevation and UPVC door with glazed inserts to the side elevation.

FIRST FLOOR

Landing

Ceiling light point, access to the loft space.

Bedroom One 11'10" x 10'11" (3.61 x 3.35)



UPVc double glazed leaded window to the front elevation, radiator, ceiling light point, storage cupboard housing the gas combination boiler, built in wardrobes.

Bedroom Two 16'4" x 6'9" (4.98 x 2.06)



UPVc double glazed leaded window to the rear elevation, radiator, ceiling light point, walk in wardrobe.

Bathroom



UPVc double glazed leaded window to the rear elevation, radiator, ceiling light point, L-shape bath with with mixer shower over and glass screen , low level WC, vanity unit with inset wash hand basin, fully tiled walls and floors, under floor heating, heated towel rail.

OUTSIDE

Front

Small garden to the front with hedged and fenced boundaries, gate and paved pathway leading to the front door.

Rear

Mainly laid to lawn, shed with power, fenced boundaries and views over fields.