



**20 Tatton Drive**  
CW11 1DZ  
**£325,000**



STEPHENSON BROWNE

Well presented true bungalow in a highly desirable location within walking distance to Sandbach Town centre, schools and local amenities. With large room sizes and a great size garden we would advise a viewing!

#### Agents Remarks

Fantastic opportunity to purchase this sizeable true bungalow in a sought after location, close to local schools and amenities and the heart of Sandbach town centre.

Briefly comprising; entrance porch, large lounge, kitchen diner, conservatory, two double bedrooms and a shower room. Externally to the front there is a large driveway with up and over door to the integral garage and to the rear of the property there is a large garden with patio area, laid to lawn area and a summer house with electricity.

This property needs to be seen to be fully appreciated, don't miss out, book your viewing today.

#### Location

#### ACCOMMODATION

##### Entrance Porch

UPVC double glazed door with frosted windows, tiled flooring.

##### Lounge

9'9" x 19'1" (2.977 x 5.827)

Wooden front door, UPVC double glazed frosted window to side and front elevation, two radiators, ceiling light point, three wall lights, tv point, gas fire with marble surround.

##### Kitchen Diner

9'10" x 14'10" (3.019 x 4.527)

Good range of wooden fronted wall and base units with contrasting work surface over, inset acrylic 1.5 bowl sink with mixer tap, integrated microwave, integrated oven, integrated four ring electric hob with extractor fan over, integrated dishwasher, integrated washing machine, tiled surround, tiled flooring, spotlighting, UPVC double glazed frosted window to the side elevation and window to the rear elevation looking out into conservatory, radiator, wooden panel ceiling, well defined space for table and chairs.





#### Conservatory

12'5" x 13'8" (3.798 x 4.172)

UPVC double glazed windows all around, double doors leading out to the garden, tiled flooring, ceiling light point, wall mounted electric heater, two wall lights.

#### Inner Hall

Ceiling light point, access to loft space, storage cupboard housing Worcester gas combination boiler.

#### Bedroom One

12'0" x 10'1" (3.666 x 3.079)

UPVC double glazed window to front elevation, radiator, ceiling light point, fitted storage and fitted wardrobes and above bed storage.

#### Bedroom Two

9'7" x 9'11" (2.939 x 3.030)

UPVC double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and above bed storage.

#### Shower Room

6'7" x 5'6" (2.027 x 1.679)

Low level WC, pedestal wash hand basin, shower enclosure with mixer shower over, bide, curved small ladder style radiator, fully tiled walls, fully tiled flooring, wood panel ceiling, spot lighting.

#### OUTSIDE

##### Front

Gravel area, large tarmac driveway, up and over garage door.

##### Rear

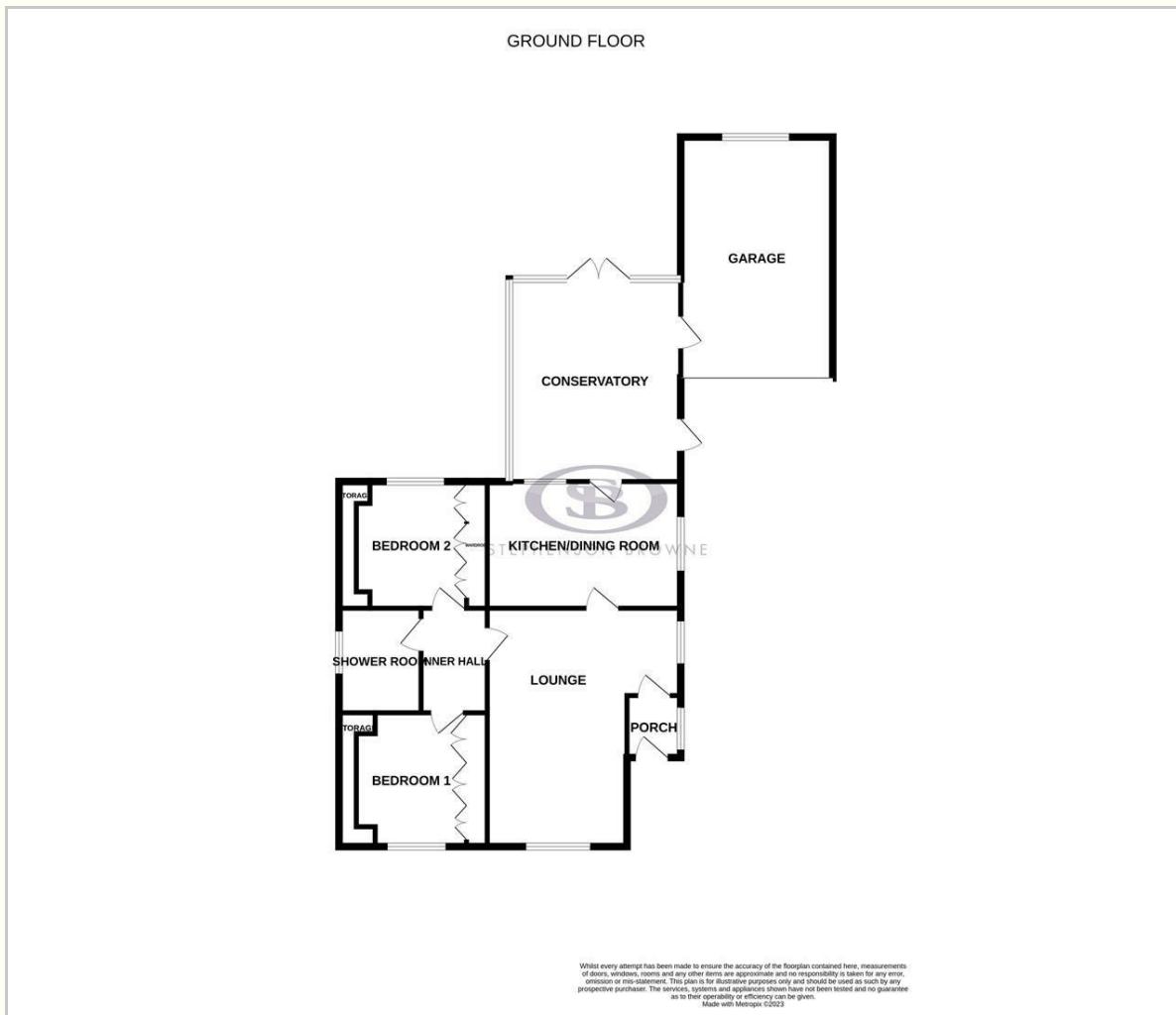
Patio area, lawn area, fence boundaries, summer house with power.

##### Integral Garage

Wooden window to rear elevation, up and over door, strip lighting.



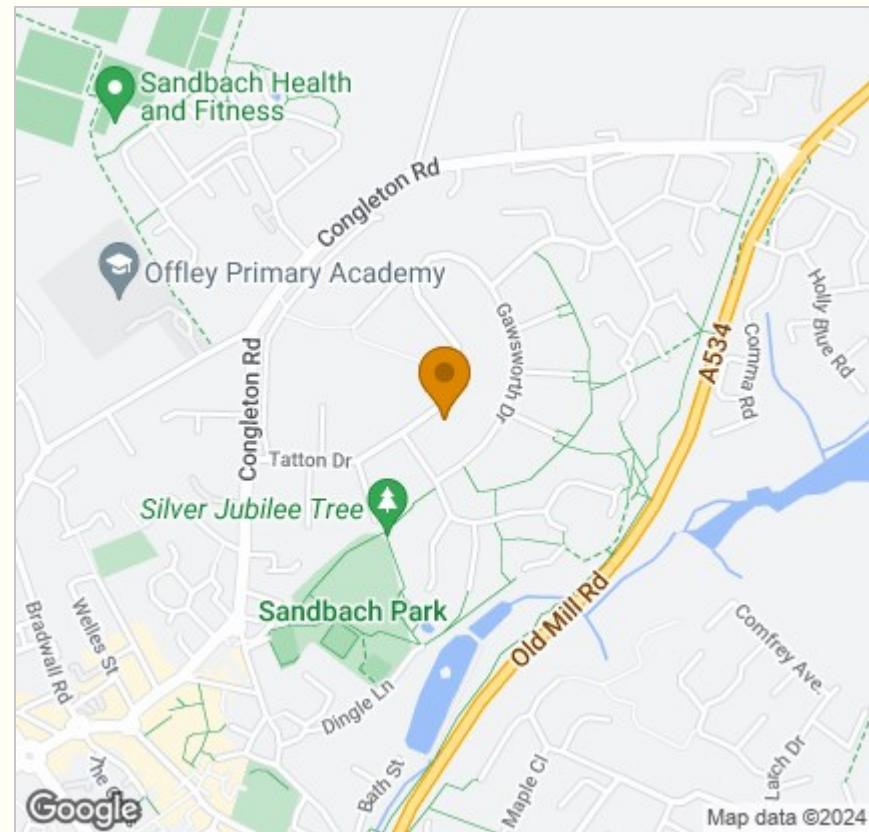
## Floor Plan



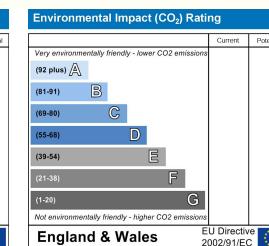
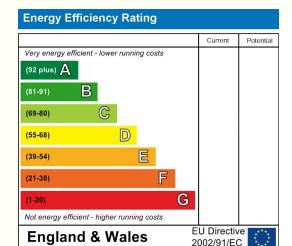
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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