



10 Gowey Close

CW11 1YF

Asking Price £205,000



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STEPHENSON BROWNE

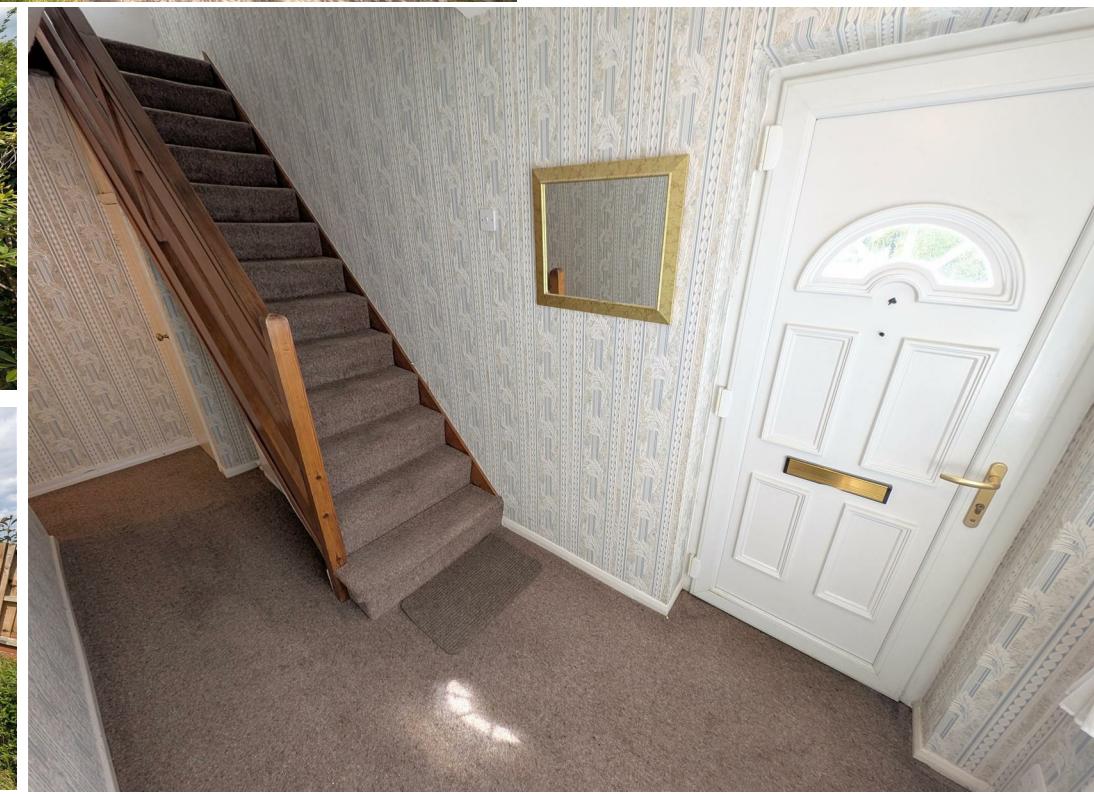
Gowy Close offers this delightful three-bedroom semi-detached family home, presenting an excellent opportunity for first-time buyers or those seeking a manageable renovation project. With no onward chain, you can move in with ease and begin to make this house your own.

The property boasts two reception rooms, providing ample space for family gatherings or quiet evenings in. The modern shower room adds a touch of contemporary comfort, ensuring that your daily routines are both convenient and enjoyable. Built-in storage throughout the home offers practical solutions for keeping your living spaces tidy and organised.

Outside, the extensive driveway can accommodate multiple vehicles, making it perfect for families or those who enjoy entertaining guests. Additionally, a detached garage provides further storage options or potential for a workshop. The front garden is laid to lawn, while the east-facing private enclosed rear garden offers a peaceful retreat, ideal for enjoying morning sunshine or hosting summer barbecues.

This property is conveniently located close to popular schools, making it an ideal choice for families. Furthermore, it is just a short distance from Sandbach town centre, where you will find a variety of local amenities, shops, and eateries to explore.

In summary, this semi-detached house on Gowy Close is a wonderful opportunity to create a comfortable family home in a sought-after location. With its generous parking and proximity to essential services, it is a property not to be missed.



Entrance Hall

15'5" x 5'4"

Understairs storage and power sockets.

Living Room

15'5" x 9'10"

Gas fire and bay window.

Dining Room

8'11" x 7'10"

Sliding patio doors.

Kitchen

8'10" x 7'2"

A range of wall and base units with work surfaces over.

Space and plumbing for a washing machine and space for a tall fridge / freezer.

Landing

11'3" x 5'11"

Airing / storage cupboard.

Bedroom One

10'10" x 9'7"

Double bedroom with fitted wardrobe units.

Bedroom Two

11'8" x 9'7"

Double bedroom with storage cupboard.

Bedroom Three / Study

7'3" x 5'11"

An ideal third single bedroom or study.

Shower Room

8'0" x 6'0"

Walk-in electric shower with vanity sink / WC unit with motion-detection flusher.

Garage

16'4" x 8'5"

With power.

Externally

East-facing rear garden.

General Notes

Worcester boiler approximately ten years old and fully serviced with recent gas certificate.

The loft is boarded, has a light and fitted loft ladder installed.

As the property was previously tenanted, in recent years gas certificates and Electrical Installation Condition Reports (EICR)s have been completed.



- No Onward Chain
- Modern Shower Room
- Detached Garage
- Extensive Driveway Parking
- Private & Enclosed Rear Garden
- Large Front Lawned Garden
- Built-In Storage Throughout
- Close to Popular Schools
- Ideal First Home
- Attention Project Seekers





Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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		

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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