



2 BIRTLES CLOSE, SANDBACH, CW11 1DT

OFFERS IN THE REGION OF £600,000



STEPHENSON BROWNE

For Sale with No Onward Chain. Found in the peaceful cul-de-sac of Birtles Close, Sandbach, this spacious and delightful detached family home is now available for sale for the first time since 1970. Having been cherished by the current family for many years, this property offers a wonderful opportunity for new owners to create their own memories.

The house is double glazed throughout, and boasts four versatile reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned layout is perfect for family living, allowing for a seamless flow between the rooms. Upstairs, you will find four comfortable bedrooms, each offering a peaceful retreat, along with a modern shower room that caters to the needs of a busy household. Additionally, the loft is boarded and powered, accessible via a convenient ladder, providing extra storage or potential for further development.

Externally, the property features generous driveway parking, ensuring convenience for multiple vehicles, alongside an integral double garage that adds to the practicality of the home. The rear garden is a true highlight, being extensive and completely private, making it an ideal space for children to play or for hosting summer gatherings.

Situated within walking distance to Sandbach Park and the town centre, this home is perfectly positioned to enjoy local amenities and the beauty of the surrounding area. This property is not just a house; it is a place where families can thrive and create lasting memories. Don't miss the chance to make this lovely home your own.



Porch

6'0" x 3'8"

Hallway

12'6" x 6'10"

With under-stairs cloakroom plus additional storage.

Living Room

18'11" x 12'8"

Gas fire.

Dining Room

12'10" x 10'4"

Kitchen

13'6" x 11'10"

Solid oak doors. Electric hob with extraction hood. Dishwasher. Double oven with grill.

Space for a large table.

Study / Playroom

24'6" x 7'1"

Conservatory

11'9" x 8'9"

With power.

Utility

12'5" x 8'8"

With plumbing and power. Space for washing machine, tumble dryer and other appliances.

WC

8'1" x 2'6"

Through to garage.

Landing

14'7" x 11'10"

Bedroom One

14'0" x 12'9"

8 door fitted wardrobe.

Bedroom Two

13'7" x 12'9"

Fitted wardrobes.

Bedroom Three

11'10" x 6'2"



Bedroom Four

9'10" x 8'3"

Shower Room

8'9" x 6'11"

Installed seven years ago and in great condition. Airing / storage cupboard.

Double Garage

18'8" x 16'0"

With power and electric up and over door.

External

Pergola. Gated side access with small storage shed. Garden shed. East-facing extensive rear garden. Bramley apple tree approximately fifty years old.

General Notes

Baxi immersion boiler.

Solar panels which are owned and heat the water, receiving quarterly cheques from the feeding tariff.

Fitted loft ladder, light, power and fully boarded.

AML Disclosure

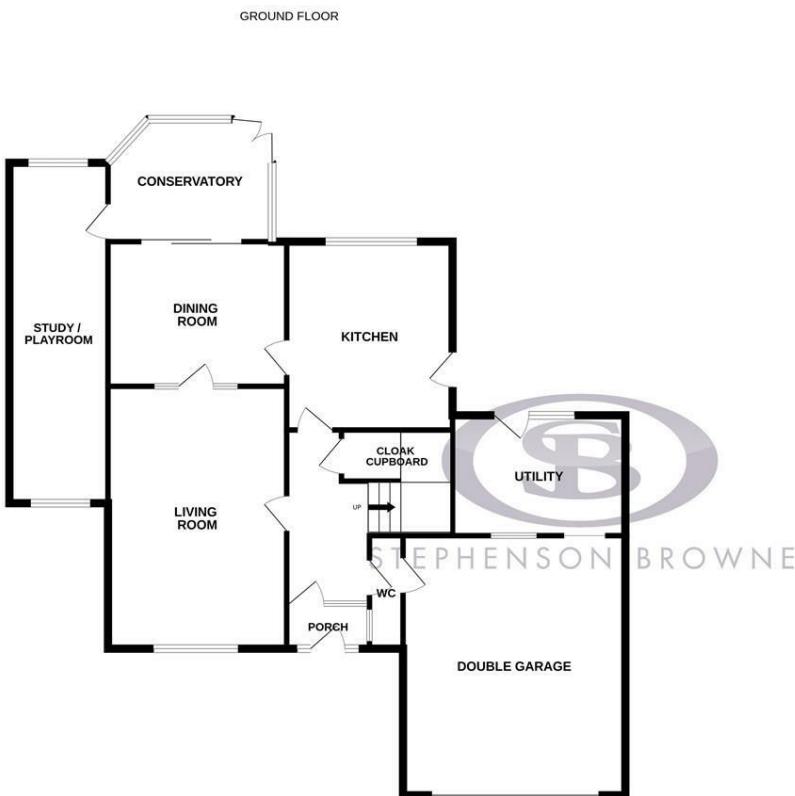
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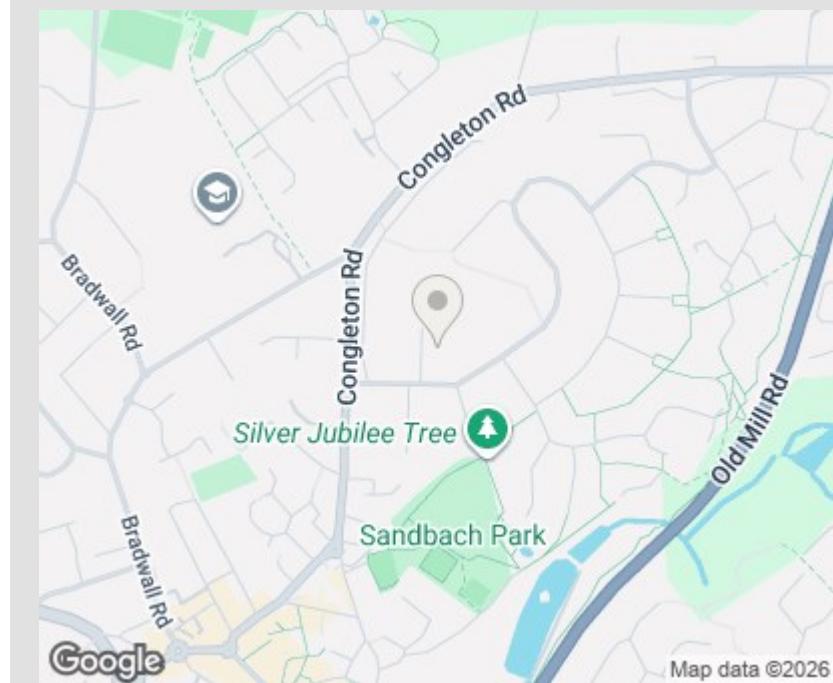
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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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Area Map



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

Viewing

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

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