



STEPHENSON BROWNE

14 Dane Close

CW11 1WY

Asking Price £270,000



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A charming detached true bungalow tucked away in the cul-de-sac of Dane Close, presenting an excellent opportunity for those seeking a comfortable and low-maintenance lifestyle. With two well-proportioned bedrooms and a modern shower room, this property is perfectly suited for downsizers or anyone looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious living room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern kitchen is both functional and stylish, providing ample space for culinary pursuits. Storage is plentiful throughout the home, ensuring that all your belongings can be neatly tucked away.

The exterior of the property boasts low-maintenance gardens both at the front and rear, allowing you to enjoy the outdoors without the burden of extensive upkeep. The block paved driveway offers parking for several vehicles, complemented by a detached garage which has been upgraded with brick and new stable door, making it an ideal potential home office or gym.

Situated just a few minutes' walk from local shops, this bungalow is in a popular residential area, providing easy access to essential amenities while maintaining a peaceful environment. This delightful home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a sense of community. Do not miss the chance to make this lovely bungalow your new home.



Entrance Hall

Kitchen

9'8" x 9'1"

A range of wall and base units with work surfaces over. Integrated fridge / freezer. Four ring gas hob with extraction hood above and electric oven. Stainless steel sink. Space and plumbing for a washing machine.

Living / Dining Room

18'8" x 10'1"

Electric feature fireplace.

WC

WC and vanity unit.

Inner Hallway

Storage cupboard.

Bedroom One

11'6" x 9'11"

Bedroom Two

9'10" x 8'5"

Built-in wardrobes.

Shower Room

Walk-in electric shower, WC, sink, and heated towel rail.

External

Extensive block paving drive, pathways and patio. Parking for several vehicles and a front lawn. To the rear, a lawned garden and a detached garage with store behind.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

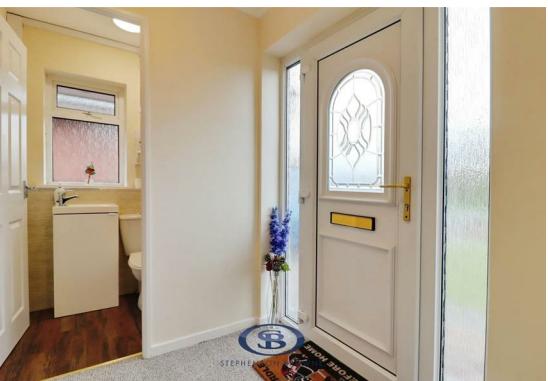
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Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



- Cul-De-Sac Location with Open Outlook
- Detached True Bungalow
- Great Position in a Popular Residential Location
- Modern Kitchen and Shower Room
- Driveway Parking
- Detached Garage - Updated with Brick and New Stable Door - Potential Gym / Home Office
- Front and Rear Gardens
- Ample Storage
- Spacious Living Room
- Low Maintenance Garden





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other details are approximate and not to scale. 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 condition 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(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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