



4 Malt Kiln Way

CW11 1JL

£280,000



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STEPHENSON BROWNE

Welcome to this charming townhouse located on Malt Kiln Way in the picturesque town of Sandbach. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Situated in a fantastic location, this townhouse offers convenience and accessibility to all amenities. The multi-functional rooms provide flexibility to create spaces that suit your lifestyle, whether it be a home office, a playroom for the children, or a cosy reading nook.

The low maintenance rear garden is ideal for those who enjoy outdoor living without the hassle of extensive upkeep. Additionally, the detached garage provides convenient parking or extra storage space.

Don't miss the opportunity to make this townhouse your new home sweet home in Sandbach. Book a viewing today and envision the endless possibilities this property has to offer.

Entrance Hallway

UPVC double glazed front door, wood effect flooring, two ceiling light points, smoke alarm, radiator, stairs to the first floor, storage cupboard.

Dining Room

8'9" x 13'0" (2.691m x 3.973m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV point.

Breakfast Kitchen

8'9" x 12'2" (2.67m x 3.71m)

A good range of wood effect wall and base units with contrasting work-surface over, space for free-standing cooker, extractor fan, tiled surround, tiled flooring, inset sink with mixer tap and drainer, UPVC double glazed window to the rear elevation, radiator, spotlighting. Opening into:

Utility Room

6'9" x 6'3" (2.075m x 1.929m)

Wall and base units continued, space and plumbing for washing machine, inset stainless steel sink with mixer tap and drainer, space for tall fridge freezer, UPVC double glazed door to the rear elevation, wall mounted gas combination boiler, ceiling light point.

Cloakroom

2'9" x 5'5" (0.847m x 1.660)

Low level WC, wash hand basin inset into vanity unit with mixer tap, radiator, ceiling light point, extractor fan, wood effect flooring.

FIRST FLOOR





Landing

Smoke alarm, radiator, ceiling light point, stairs to the second floor.

Lounge

16'0" x 10'0" (4.884m x 3.052m)

Two UPVC double glazed windows to the rear elevation, two radiators, ceiling light point, TV point.

Bedroom One

11'11" x 9'1" (3.63m x 2.77m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV point.



En-Suite

3'3" x 6'3" (1.000m x 1.911m)

Low level WC, pedestal wash hand basin with mixer tap, shower enclosure with vinyl cladding and mixer shower over, chrome ladder style radiator, tile effect vinyl flooring, spotlighting, extractor fan.

SECOND FLOOR

Landing

Smoke alarm, spotlighting, access to the partially boarded loft space, storage cupboard.

Bedroom Two

12'6" x 8'5" to the maximum (3.811m x 2.582m to the maximum)

UPVC double glazed window to the front elevation, radiator, ceiling light point



Bedroom Three

9'7" x 11'9" (2.942m x 3.595m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Shower Room

5'9" x 6'5" (1.75m x 1.96m)

Low level WC, wash hand basin with mixer tap inset into vanity unit, shower enclosure with vinyl cladding and mixer shower over, chrome ladder style radiator, tile effect vinyl flooring, spotlighting, extractor fan.

OUTSIDE

Front

Shaped gravel area, pathway leading up to front door.

Rear

Shaped lawn area, decorative gravel area, fenced boundaries.

Garage

Up and over door, power and lighting, tarmac driveway.



Floor Plan



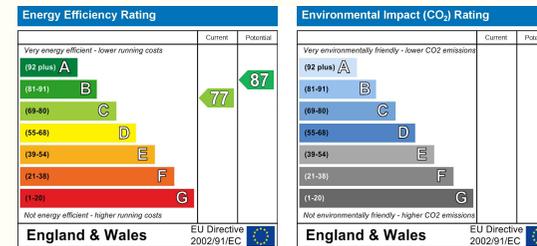
Viewing

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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38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk