



29 Adlington Drive
CW11 1DX
Offers Over £475,000



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STEPHENSON BROWNE

Situated within a most desirable location close to town is this excellent four bed family home which is not to be missed! MUST BE VIEWED!!

Agents Remarks

Adlington Drive is a highly sought after and prime location, absolutely perfect for families to enjoy living in and around Sandbach. Easy to walk into town for groceries and close enough for children to walk to nearby schools too. This well regarded area is certainly always in high demand.

Well maintained, updated and presented the versatile accommodation briefly comprises; Hallway, Cloakroom, Family Room, Lounge, Dining Room, Breakfast Kitchen, Utility, Integral Garage, Conservatory, Four Bedrooms, En-Suite, and Bathroom.

Externally the property benefits from an integral garage approached by a driveway providing off road parking for up to four cars, established gardens to both front and rear and a rear garden which enjoys a sunny open aspect. To fully appreciate this property's appealing location, true size, superb order and rear garden, inspection is highly recommended.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hallway

Wooden front door with frosted panels, coir matting, two ceiling light points, smoke alarm, stairs to the first floor, radiator, under-stairs storage cupboard.

Family Room

15'9" x 7'9" (4.811m x 2.385m)

Spotlighting, wooden double glazed window to the front elevation, radiator, two TV points.

Lounge

11'3" x 17'5" to the maximum (3.448m x 5.309m to the maximum)

Wooden double glazed box bay window to the front elevation, TV point, three wall lights, inset multi-fuel burner with natural stone hearth, two radiators. Double doors into:

Dining Room

UPVC sliding doors leading to the conservatory, ceiling light point, radiator.

Conservatory

11'6" x 10'5" (3.513m x 3.191m)

UPVC double glazed windows all around and door leading out to the garden, wood effect laminate flooring.

Breakfast Kitchen

17'3" x 9'8" (5.270m x 2.970m)

A good range of wooden effect wall and base units with contrasting work-surface over, inset 1.5 bowl stainless steel sink unit with mixer tap and drainer, five ring gas hob with extractor fan over, integrated double oven, integrated fridge/freezer, integrated dishwasher, under-counter lighting, two ceiling light points, tiled surround, UPVC double glazed window and sliding door to the rear elevation, tiled flooring, radiator.





Utility Room

9'10" x 5'1" (3.002m x 1.555m)

Range of wall and base units continued, inset stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, UPVC double glazed door leading out to the garden. door into integral garage, tiled flooring, ceiling light point, access to loft space, radiator.

Cloakroom

8'2" x 2'6" (2.492m x 0.780m)

Low level WC, wash hand basin inset into vanity storage cupboard, radiator, partly tiled walls, tiled flooring, spotlighting, extractor fan.

FIRST FLOOR

Landing

Smoke alarm, access to loft space, ceiling light point, doors to all rooms.

Bedroom One

13'10" x 10'9" extending to 17'4" (4.22m x 3.28m extending to 5.28m)

Wooden double glazed window to the rear elevation, wooden arch window to the front elevation, fitted wardrobes, airing cupboard, radiator, ceiling light point, TV point.

En-Suite

5'11" x 7'11" (1.816m x 2.434m)

Shower enclosure with curved glass doors and mixer shower over, low level WC, wash hand basin with mixer tap inset into vanity storage unit, curved chrome ladder style radiator. tiled walls, tiled flooring, spotlighting, wooden double glazed frosted window to the front elevation, extractor fan.

Bedroom Two

9'9" x 12'3" (2.978m x 3.757m)

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

Bedroom Three

12'0" x 7'11" to the maximum (3.681m x 2.426m to the maximum)

Wooden double glazed window to the rear elevation, spotlighting, radiator.

Bedroom Four

7'8" x 9'0" (2.339m x 2.755m)

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

Bathroom

6'5" x 8'1" (1.959m x 2.478m)

Tiled bath with mixer shower over, low level WC, wash hand basin with mixer tap inset into vanity unit, curved chrome ladder style radiator. tiled walls, tiled flooring, spotlighting, UPVC double glazed frosted window to the side elevation.

OUTSIDE

Front

Shaped lawn area, shrubbery, tarmac driveway, up and over door to garage.

Rear

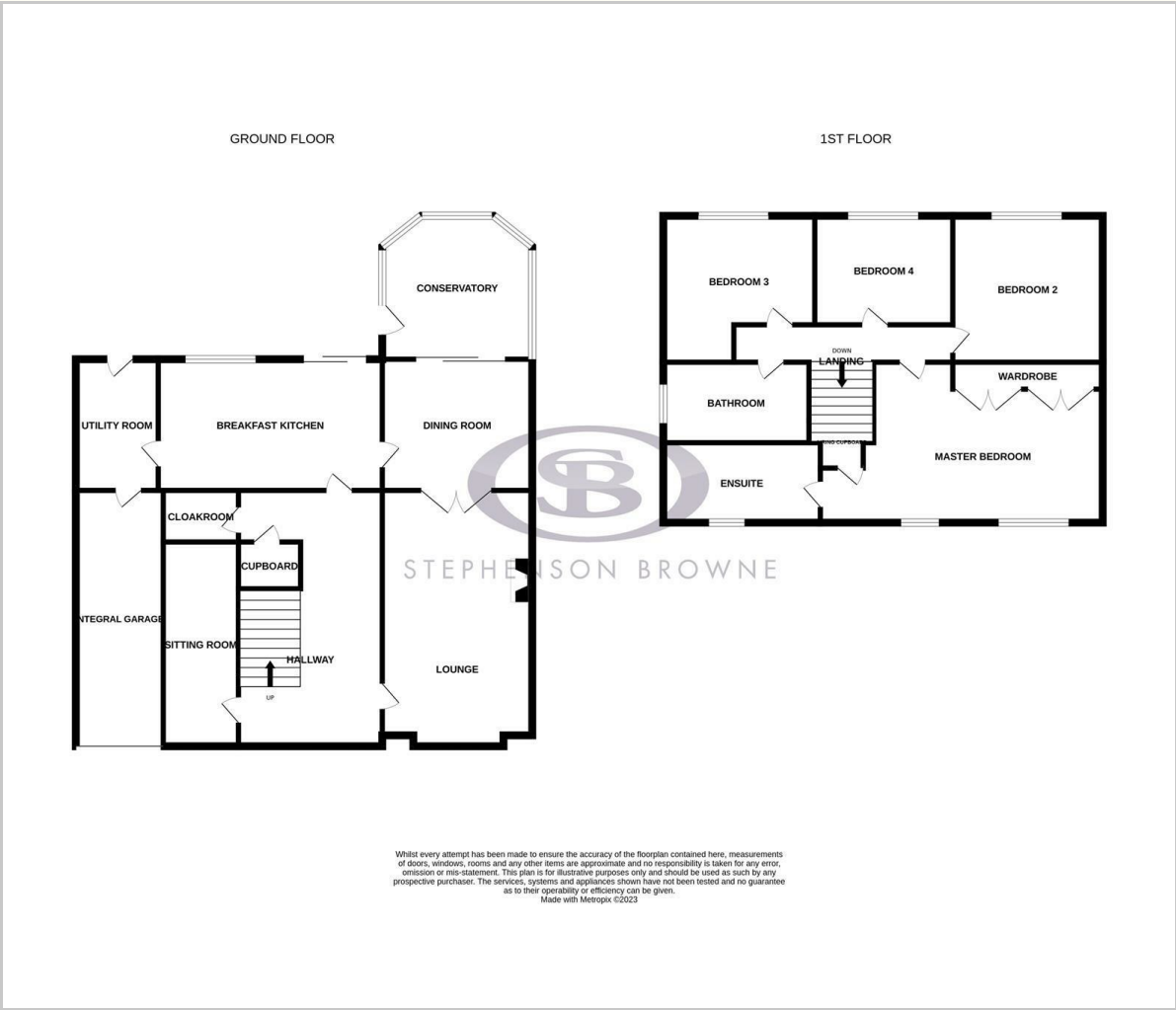
Indian stone patio, landscaped garden, raised lawn area, flower borders, gate leading to the front of the property, fence boundaries, raised patio area, two log stores, garden shed.

Integral Garage

Up and over door, power and lighting, wall mounted gas combination boiler.



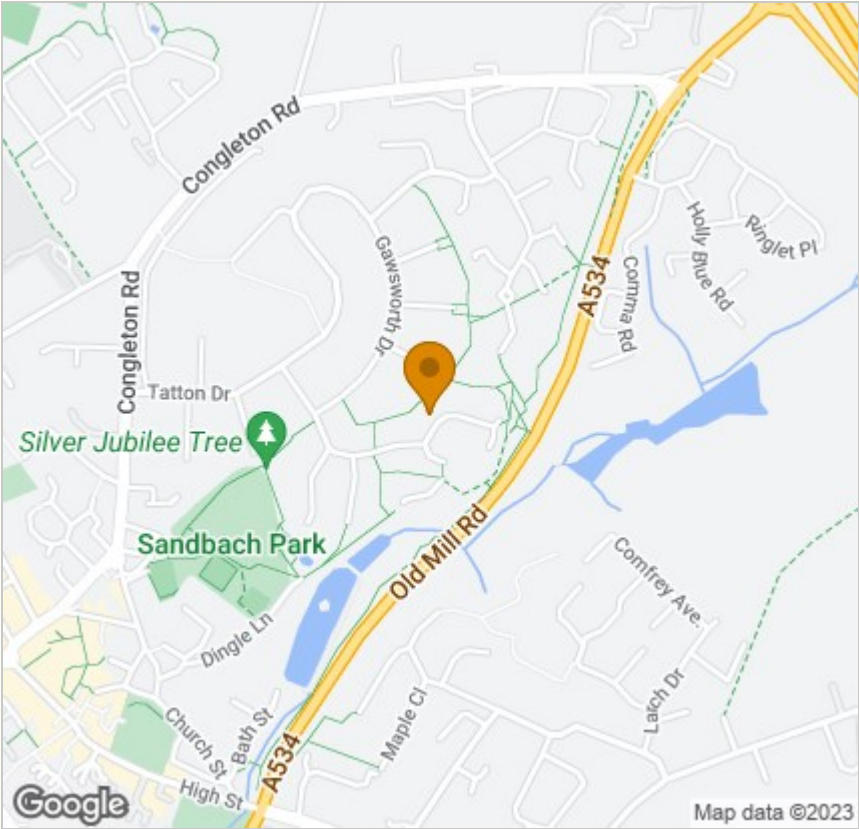
Floor Plan



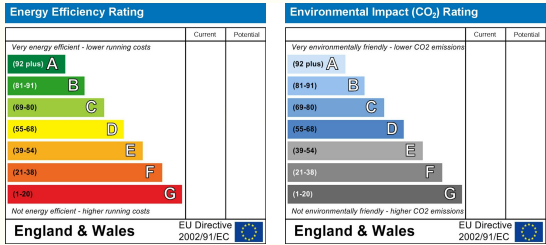
Viewing

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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