



6 HOLLY BLUE ROAD, SANDBACH, CW11 4AF

ASKING PRICE £285,000



STEPHENSON BROWNE

For Sale with No Onward Chain.

Welcome to Holly Blue Road in Sandbach. A deceptively spacious three-bedroom semi-detached family home that feels remarkably like a detached property. Situated within a nearly new development, it is conveniently located within walking distance of Sandbach town centre, providing easy access to a variety of local amenities.

As you approach the property, you will appreciate the driveway parking, complemented by a detached garage, ensuring ample space for your vehicles and storage needs. The low-maintenance rear garden is perfect for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces.

Inside, the property boasts a well-thought-out layout, featuring three generous bedrooms, including a principle bedroom with an ensuite shower room, alongside a family bathroom and a convenient downstairs WC. The open-plan kitchen and dining area create a welcoming space for family gatherings and entertaining, while the separate living room offers a cosy retreat for relaxation.

With fantastic road and transport links nearby, this home is ideal for commuters and families alike. The freehold status of the property adds to its appeal, providing you with complete ownership and control. This semi-detached house is a perfect blend of comfort, convenience, and modern living, making it an excellent choice for your next home.



Agents Remarks

Having originally been constructed by Barratt Homes to their 'Morpeth 2' design this three bedroom, semi-detached property offers well planned and spacious accommodation. The development is in a fantastic location within walking distance of Sandbach and first impressions of the location are really pleasing and impressive, excellent for families and a wide range of purchasers.

Internally the accommodation is well laid out and delivers a high quality of fittings including a dining kitchen with integrated appliances, downstairs cloakroom, a good size lounge and the entrance hallway. On the first floor there are three bedrooms with the master benefiting from an en-suite, and the family bathroom.

Externally, there is a lovely rear garden, and to the front you will find a driveway for off road parking and the detached garage.

Call us now to arrange your viewing of this impressive property.

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

Composite front door with glazed panel, ceiling light point, radiator, tiled flooring, smoke alarm, storage cupboard, under-stairs cupboard.

Lounge

16'9" x 10'3"

UPVC double glazed window to the side elevation, two UPVC double glazed windows to the front elevation, TV point, radiator, ceiling light point

Dining Kitchen

16'1" x 10'4"

A good range of cream gloss wall and base units with contrasting work-surface over, stainless steel sink with mixer tap over, integrated low level oven, four ring gas hob with extractor fan over, integrated dishwasher, space for tall fridge/freezer, tiled flooring, spotlighting, ceiling light point, radiator, TV point, UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, UPVC double glazed box bay windows and doors to the garden.

Cloakroom

6'3" x 2'11"

Low level WC, wash hand basin, ceiling light point, extractor fan, tiled flooring, radiator.

FIRST FLOOR

Landing

Ceiling light point, radiator, smoke alarm, access to the loft space.

Bedroom One

12'9" x 13'11"

Two UPVC double glazed windows to the front elevation, UPVC double glazed windows to the side elevation, ceiling light point, radiator.

En-Suite

4'5" x 4'10"

Low level WC, pedestal wash hand basin with mixer tap, shower enclosure with acrylic shower boards and electric shower over, UPVC double glazed frosted window to the front elevation, ceiling light point, chrome ladder style radiator, extractor fan, wood effect vinyl flooring, shaver point.



Bedroom Two

8'11" x 12'3"

Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, ceiling light point, radiator.

Bedroom Three

7'2"x 6'10"

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

Family Bathroom

6'3" x 6'3"

Low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer shower over, ceiling light point, tile effect vinyl flooring, UPVC double glazed frosted window to the side elevation, radiator, extractor fan, partly tiled walls.

OUTSIDE

Front

Tarmac driveway, shaped lawn area, pathway leading up to front door.

Rear

Patio area, astro-turf, fenced boundaries, gate to front of the property, door into garage.

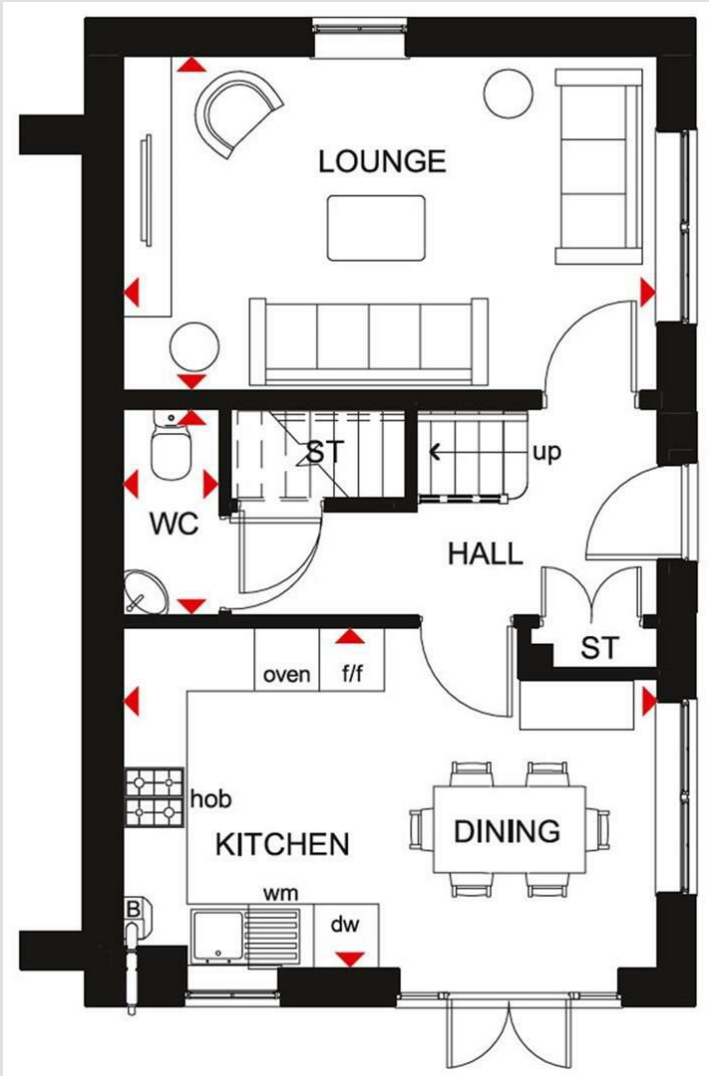
Garage

Up and over door, UPVC double glazed door to the side elevation, power and lighting





Floor Plan



Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	83
(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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