



80 PALMER ROAD, SANDBACH, CHESHIRE, CW11
4EZ

OFFERS IN THE REGION OF £325,000



Situated at the end of a cul-de-sac on Palmer Road in Sandbach is this beautifully presented three-bedroom detached home offers spacious, modernised accommodation finished to a high standard throughout, making it an ideal purchase for families or buyers seeking a property ready to move straight into.

The current owners have thoughtfully upgraded the property, creating a stylish and practical home that balances contemporary living with everyday functionality. The modern kitchen is particularly impressive, featuring quality units complemented by sleek quartz work surfaces, providing both an attractive and highly practical space for cooking and entertaining.

The property offers three well-proportioned bedrooms, all generous in size and well suited to family living, guest accommodation or home working if required. The shower room was upgraded a few years ago to an exceptional standard and now provides a contemporary space with high-quality fittings and finishes.

Additional storage has been carefully considered throughout the home, with the loft offering further useful space. The loft benefits from a loft ladder, lighting and partial boarding, making it easily accessible and practical for storage.

Externally, the property continues to impress. To the front, a spacious driveway provides off-road parking for multiple vehicles and leads to the integral garage. The rear garden is private, enclosed and designed with low maintenance in mind.

A standout feature is the impressive 4m x 3.7m garden cabin with power, ideal for use as a home office, gym or studio. Adjoining this is a covered canopy seating area with heaters, perfect for relaxing or entertaining outdoors throughout the year.

The property is within walking distance of Sandbach town centre and offers excellent commuter access to Junction 17 of the M6 motorway.



Entrance Hall

14'9" x 6'2"

Glass and oak balustrade.

Lounge

17'3" x 11'2"

Large bay window.

Kitchen Diner

17'9" x 9'7"

Installed 7 years ago. A range of wall and base units. Quartz work surfaces. Integrated dishwasher. Space for a wine fridge. Double oven and grill, four ring gas hob and extraction hood above. Large breakfast bar / island seating at least six stools, with LED strips below. Understairs storage cupboards.

Utility

13'5" x 5'10"

Boiler cupboard. Heat only boiler with a pressurised cylinder and heating system. Freestanding fridge. Space and plumbing for a washing machine and tumble dryer.

Garage

17'7" x 8'3"

Currently divided into two areas. Electric roller door. Pitched storage above.

WC

6'3" x 2'9"

Bedroom One

14'9" x 11'7"

Extensive double bedroom.

Bedroom Two

9'10" x 9'4"

Double bedroom.

Bedroom Three

9'3" x 8'6"

A large single bedroom currently used as a dressing room.



Shower Room

7'10" x 5'10"

A fully modernised suite installed four years ago comprising walk-in shower, wc and basin vanity storage unit, anthracite heated towel rail. Bluetooth LED mirror with demist setting.

Cabin (Internal)

13'1" x 12'1"

A customer built cabin with power and patio doors, plus a canopy seating area with heating. Permitted development. External downlights.

External

Driveway parking for several vehicles to the front. Gated side access. A private and low maintenance garden to the rear. with large Indian Stone seating patio. Astroturf to both front and rear gardens.

Tenure

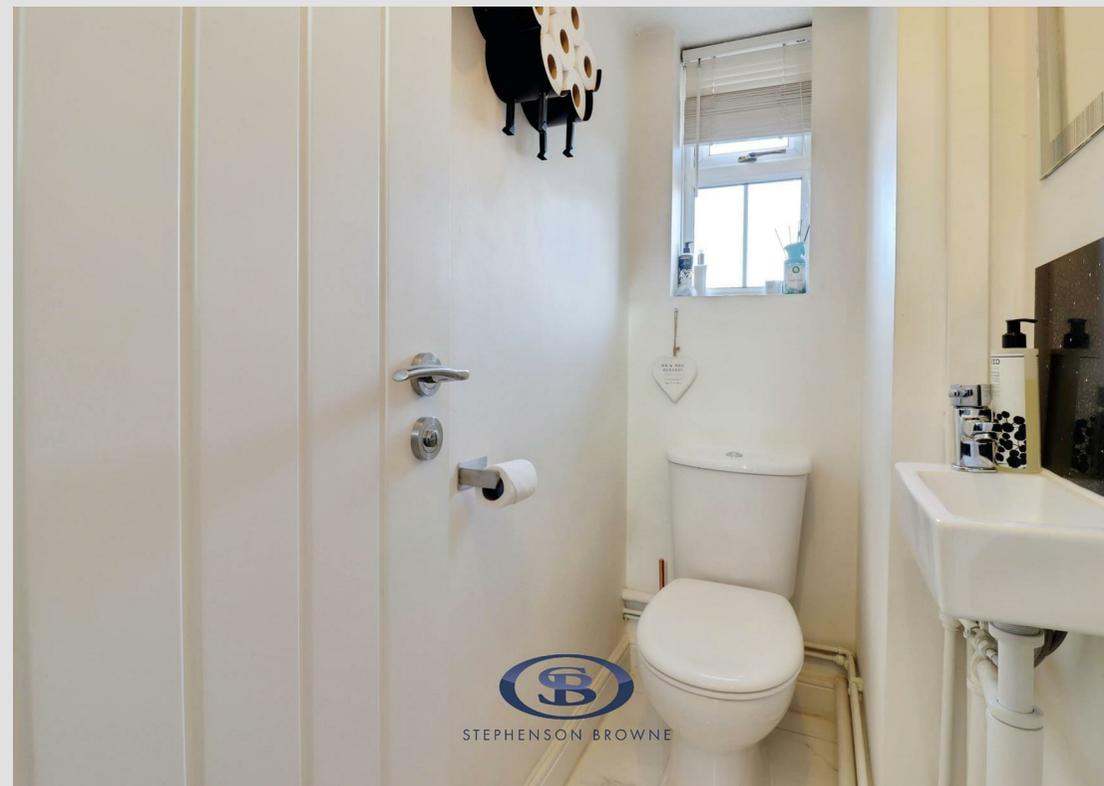
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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



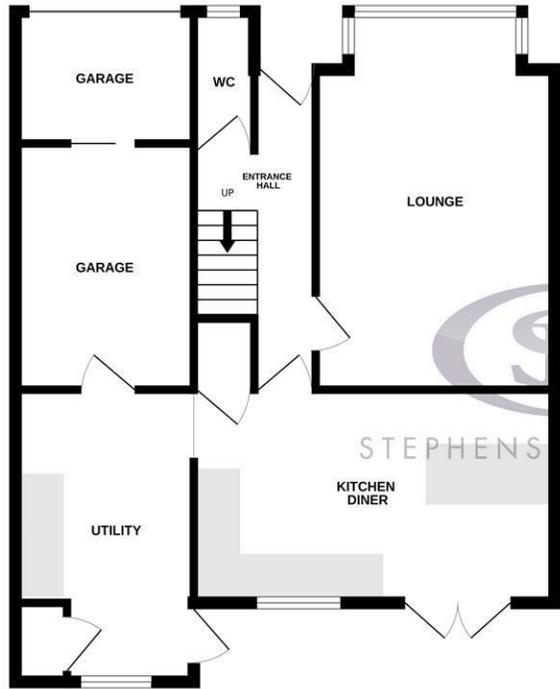
best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



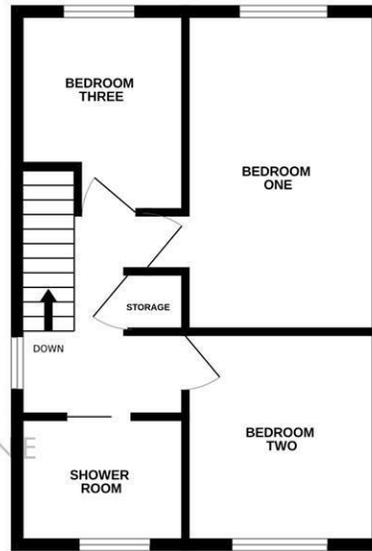


Floor Plan

GROUND FLOOR

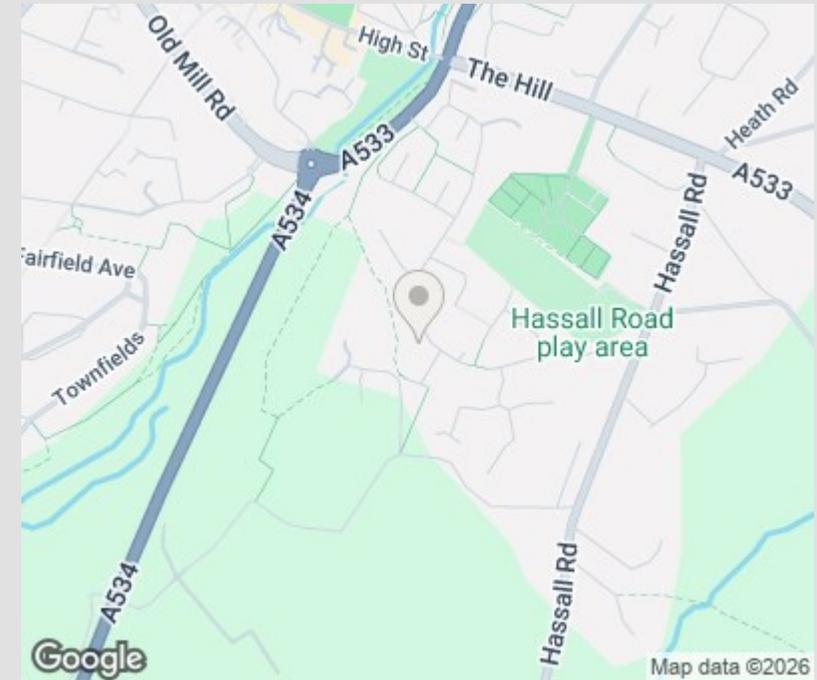


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 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			
		71	77
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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