



**53 Coleridge Close**  
CW11 3NN  
**Offers Over £207,500**



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STEPHENSON BROWNE

This three-bedroom semi-detached family home is set on the cul-de-sac of Coleridge Close in the sought-after residential area of Ettiley Heath offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. The modern open-plan kitchen diner is a highlight, providing a welcoming space for culinary adventures and family meals.

The home features three well-proportioned bedrooms plus a family bathroom which caters to the needs of the household. With two storage cupboards throughout, you will find plenty of room to keep your belongings organised and tidy.

Outside, the property is equally impressive, with a driveway and an enclosed, low maintenance rear garden, offering a peaceful retreat for relaxation or outdoor activities without the burden of extensive upkeep.

This delightful home is perfect for families seeking a comfortable and practical living space in a friendly neighbourhood. With its modern amenities and generous parking, it presents an excellent opportunity for those looking to settle in Sandbach. Don't miss the chance to make this lovely property your new home.



## Entrance Hall

6'4" x 3'3"

## Living Room

14'11" x 9'10"

## Kitchen Diner

13'0" x 8'1"

With sliding patio doors and an understairs storage cupboard.

## Landing

8'4" x 6'3"

## Bedroom One

13'0" x 8'2"

With storage cupboard.

## Bedroom Two

8'11" x 6'5"

## Bedroom Three

8'1" x 6'3"

## Bathroom

6'5" x 5'8"

## External

Driveway Parking for two vehicles. An enclosed, private and low maintenance garden to the rear.

## AML Disclosure

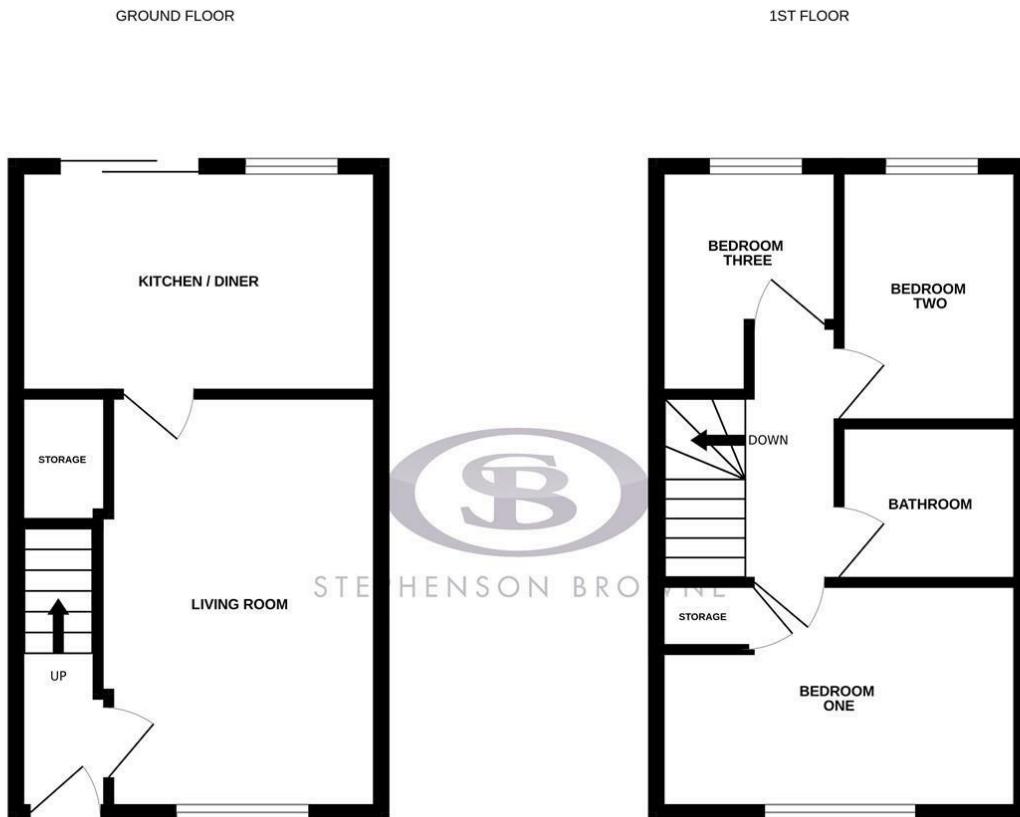
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- No Onward Chain
- Open Plan Kitchen Diner
- Driveway Parking
- Enclosed & Private Rear Garden
- Two Storage Cupboards
- Popular Residential Location
- Ideal First Home
- Attention First Time Buyers



## Floor Plan



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 sales 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
(81-91)	B	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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