



**58 Manor Road**  
CW11 2ND  
**Offers Over £325,000**



STEPHENSON BROWNE

Lovely three bedroom detached property found on a peaceful road in Sandbach Heath, close to local schools and amenities and excellent transport links to the M6.

#### Agents Remarks

Beautifully presented three bedroom detached property in an excellent location close to local schools and amenities. This property is immaculate and has been designed with both practicality and style at its core.

Internally the accommodation is spacious and well planned and briefly comprises; entrance hallway, cloakroom, lounge, kitchen diner. To the first floor there are three good sized bedrooms and a family bathroom. Externally, there is a lawn area, off road parking and garage with up and over door, power and lighting to the front of the property. To the rear there is a lawn area and a raised decking area perfect for entertaining.

This property would suit a multitude of buyers and viewings are very highly recommended to truly appreciate the style and location this property has to offer.

#### 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 panels and glazed panel window, wood effect laminate flooring, ceiling light point, smoke alarm, radiator, stairs to first floor.

##### Cloakroom

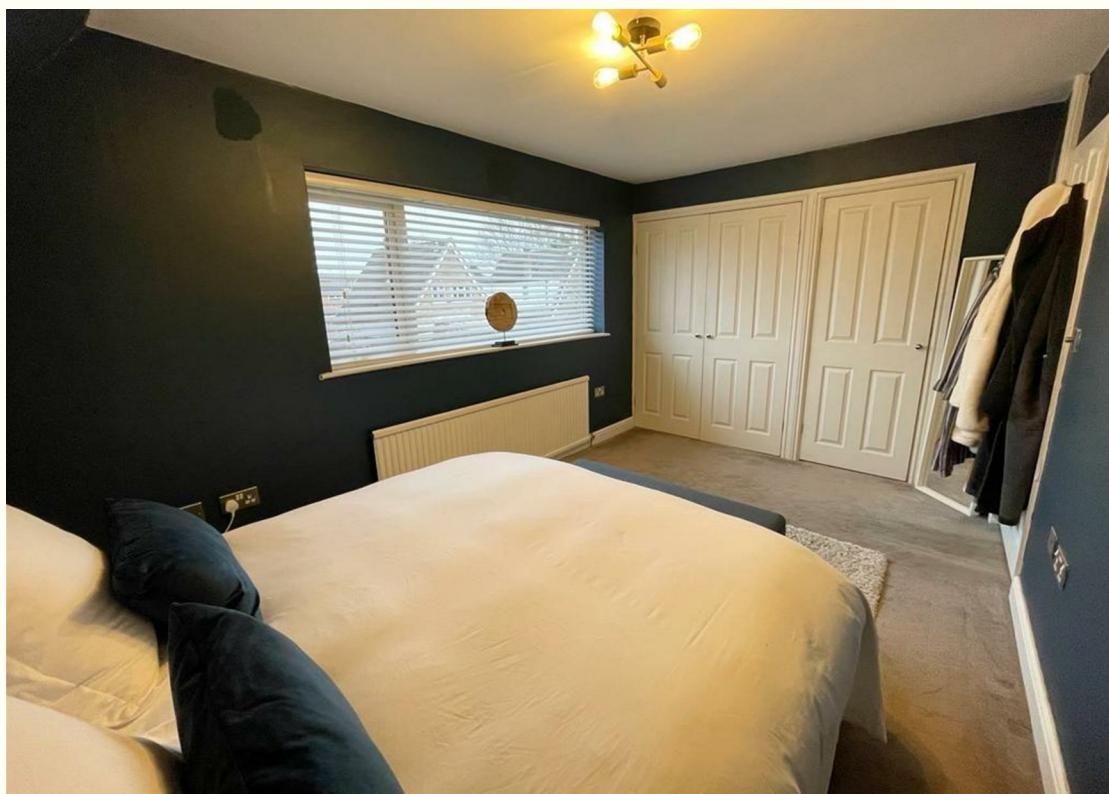
3'7" x 5'9" (1.094 x 1.774)

Low level WC and wash hand basin with mixer tap inset into gloss vanity storage and tiled surround, radiator, ceiling light point, UPVC double glazed frosted window to the side elevation.

##### Kitchen Diner

22'1" x 12'2" to the maximum (6.733 x 3.711 to the maximum)

Good range of grey wall and base units with contrasting work surface over, undermount 1.5l bowl stainless steel sink with mixer tap, integrated four ring induction hob with extractor fan over, integrated microwave, integrated oven, integrated dishwasher, integrated washing machine, under counter fridge, under counter freezer, pantry, grey panel wall radiator, radiator, spotlighting, smoke alarm, ceiling light point, two UPVC double glazed windows to the rear elevation, UPVC double glazed frosted door.





### Lounge

12'9" x 18'2" (3.896 x 5.550)

UPVC double glazed window to the front elevation with wooden plantation shutters, white panel wall radiator, spotlighting, tv point, wood effect laminate flooring.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

8'11" x 13'7" (2.720 x 4.143)

UPVC double glazed window to the rear elevation, fitted wardrobes, fitted store cupboard, tv point.

#### Bedroom Two

12'9" x 9'4" (3.895 x 2.852)

UPVC double glazed window to the front elevation with wooden plantation shutters, radiator, ceiling light point, tv point.

#### Bedroom Three

9'8" x 9'7" (2.951 x 2.935)

UPVC double glazed window to the front elevation with wooden plantation shutters, radiator, ceiling light point.

### Bathroom

5'5" x 6'6" (1.671 x 1.989)

Back to wall low level WC, mounted wash hand basin with mixer tap over, tiled pea shaped bath with mixer and waterfall shower over, chrome ladder style radiator, spotlighting, UPVC double glazed frosted window to the side elevation, tiled floor, fully tiled walls.

### OUTSIDE

#### Front

Lawn area, shrubbery, well stocked flower beds, laid patio/driveway leading to the garage.

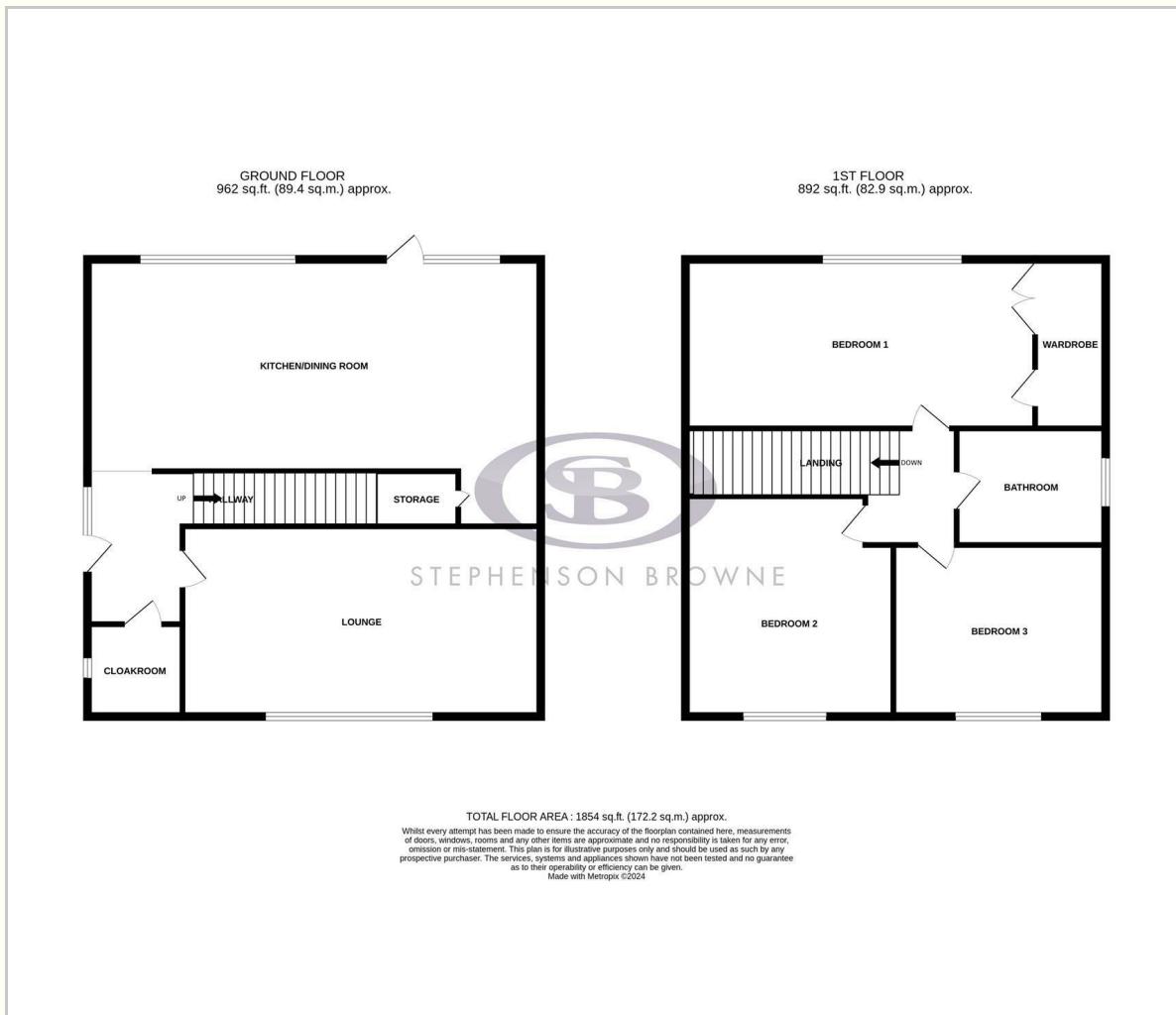
#### Rear

Lawn area, raised decking area, garage with up and over door, power and lighting.

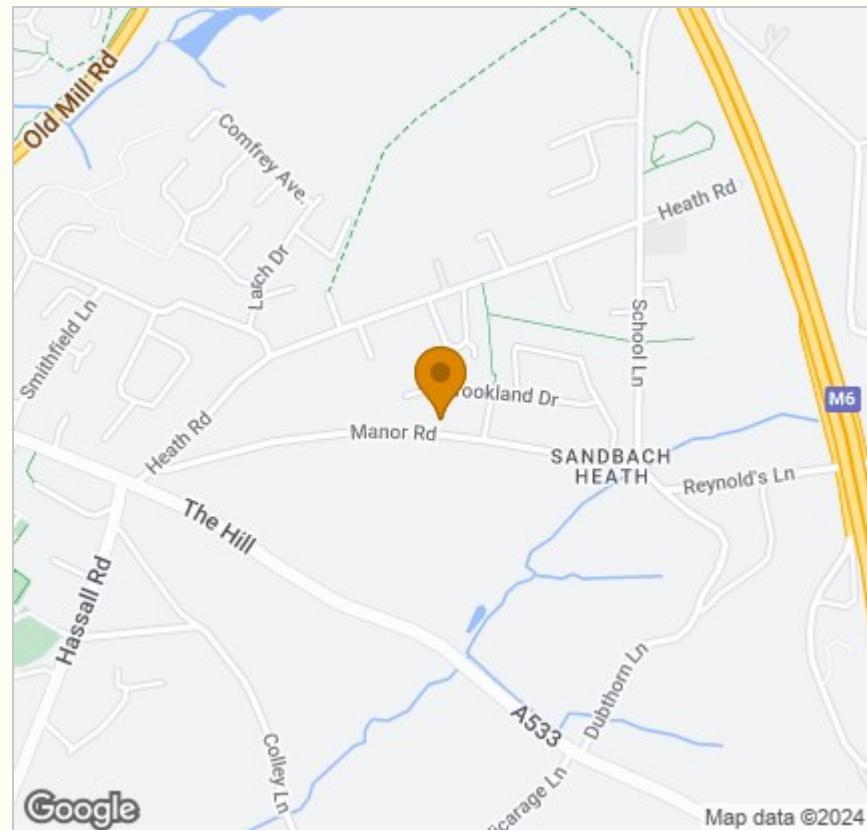
#### Garage

Up and over door, power and lighting, window, personnel door.

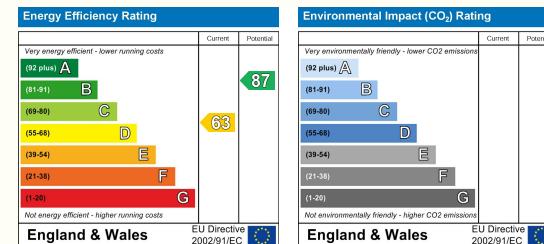
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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