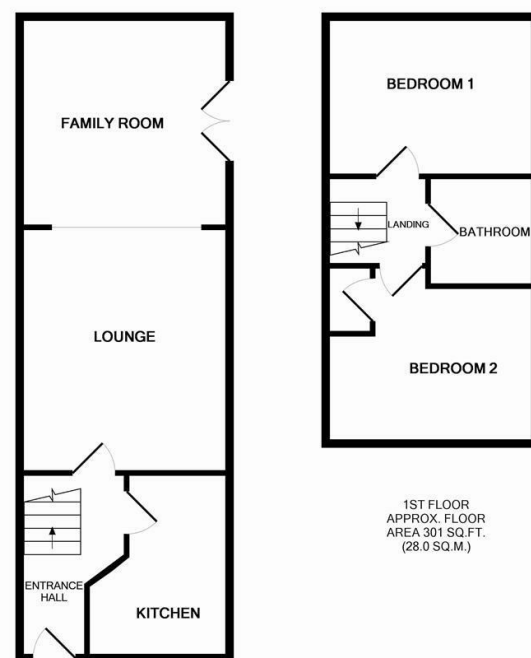




INDEPENDENT ESTATE AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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			
England & Wales	EU Directive 2002/91/EC	76	77

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	73	74

**10 Dickens Close
Ettley Heath
Sandbach
Cheshire
CW11 3GZ**

Guide Price £155,000



38 High Street, Sandbach, CW11 1AN
T: 01270 763200 | F: 01270 759381

E: sandbach@stephensonbrowne.co.uk | W: www.stephensonbrowne.co.uk

ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE

Situated on a small cul de sac this extended 2 bed semi-detached home provides spacious accommodation which is immaculately presented throughout. An ideal opportunity for a range of buyers.

Agents Remarks

Dickens Close is a popular small cul-de-sac tucked away within the Ettiley Heath area and this two bedroom home provides modern, spacious well presented rooms.

Briefly comprising; Entrance Hall, Kitchen, Lounge/Dining Room opening into the Family Room with double doors to outside, and to the First Floor there are two double Bedrooms and Bathroom. Outside there is an attached Garage, ample off road parking to the front and side and a lawned rear garden with patio and astro turf sections.

A viewing is highly recommended to truly appreciate the accommodation on 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.

Directions

From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. At the third roundabout take the third exit onto Middlewich Road and then take the fourth turning on the left into Abbey Road. Continue onto Elworth Road and take the third exit at the roundabout onto Salt Line Way. Take the second turning on the left into Moston Road and then left into Goldsmith Drive. Take the third turning on the right into Dickens Close and the property will be found on your right hand side.

SAT NAV: CW11 3GZ

ACCOMMODATION

Double glazed front door with etched and glazed inserts into the entrance hall.

Entrance Hall

Staircase ascending to the first floor. Radiator. Ceiling light point. Telephone point. Wall mounted central heating thermostat.

Kitchen 9'9 x 7'10 (max) (2.97m x 2.39m (max))



Fitted with a range of wall and base units with wood block effect work surfaces over. Inset stainless steel sink unit and mixer tap. Integrated oven and inset four ring gas hob with extractor hood and illumination above. Space for fridge. Space for slimline dishwasher. Plumbing for washing machine. Wall mounted Glow-worm gas fired central heating combination boiler. UPVc double glazed window to the front aspect. Ceiling light point. Slate effect cushion flooring.

Lounge 14'3 x 11'9 (4.34m x 3.58m)

TV point. Radiator. Ceiling light point. Space for table and chairs. Large opening to the family room.

Family Room 12'1 x 10'3 (3.68m x 3.12m)



UPVc double glazed elevations on three sides. Four wall light points. UPVc double glazed double doors leading out to the rear garden. Radiator. TV point.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm.

Bedroom One 11'11 x 8'10 (3.63m x 2.69m)



UPVc double glazed window to the rear elevation. Radiator. TV point and telephone point. Ceiling light point.

Bedroom Two 11'10 x 8'6 (3.61m x 2.59m)



UPVc double glazed window to the front. Radiator. Ceiling light point. Loft access. Built in storage cupboard.

Bathroom 6'4 x 5'5 (1.93m x 1.65m)



Fitted with a white suite comprising panel bath with mixer tap and shower attachment, WC and pedestal wash basin with mixer tap. Coordinating tiled surrounds. UPVc double glazed frosted window. Wood effect grey flooring. Radiator. Ceiling light point.

OUTSIDE

Front

To the front of the property there is a paved off road parking space to the immediate frontage and tarmac driveway leading along side the property to the attached garage.

Attached Garage

Up and over door to the front and personal door to the rear. Power and light.

Rear Garden

The rear garden has a natural stone flagged patio area. Banked lawn section with fence boundaries and steps leading up to further Astro-turfed area with fence boundaries and picket fence and gate. Outside lighting and hose point.