

27 Coleridge Close, Sandbach, CW11 3NN



3-bedroom semi-detached home on a quiet cul-de-sac on Coleridge Close.

Situated in a peaceful cul-de-sac within a popular residential development, this well-presented three-bedroom semi-detached property is offered for sale with **NO ONWARD CHAIN**, making it an excellent choice for first-time buyers, investors, or those looking to downsize.

Inside, the home offers a comfortable lounge, a fitted kitchen/diner, and a bright conservatory with direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms, a single bedroom, and a family bathroom.

Externally, the property features a front lawn and ample driveway parking. Gated side access leads to an enclosed rear garden, providing a private outdoor space.

Conveniently located within walking distance of the train station and close to well-regarded schools, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended!

£200,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance Hall

Radiator, staircase leading to the first floor, and internal door to:

Lounge – 15'0" x 9'8" (4.57m x 2.95m)

Features an Adams-style fireplace with a marble-effect insert and hearth, housing a coal-effect gas fire. UPVC double-glazed window to the front elevation and radiator.



Kitchen – 13'0" x 7'11" (3.96m x 2.41m)

Fitted with a range of wall, base, and drawer units with coordinating roll-top work surfaces. Includes an inset 1½ bowl sink unit, integrated electric oven, electric hob, and built-in extractor hood. Plumbing for a washing machine and additional appliance space. Tiled flooring and partially tiled walls. Gas central heating boiler. Door leading to the conservatory and a double-glazed UPVC window overlooking it. Understairs storage cupboard.



Conservatory – 11'11" x 8'10" (3.63m x 2.69m)

Tiled flooring, radiator, and two wall light points.



Landing

UPVC double-glazed window to the side elevation and internal doors leading to:

Bedroom One – 10'8" x 8'3" (3.25m x 2.51m)

Fitted with mirrored double wardrobes. UPVC double-glazed window to the front elevation and radiator.



Bedroom Two – 8'11" x 6'5" (2.72m x 1.96m)

UPVC double-glazed window to the rear elevation and radiator.



Bedroom Three – 8'1" x 6'4" (2.46m x 1.93m)

UPVC double-glazed window to the rear elevation and radiator.



Family Bathroom

Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and bath with shower over. Partially tiled walls and extractor fan.



Externally

Front- Laid to lawn with driveway parking, pathway to the front door, and side gate access to the rear.

Rear- Fully enclosed garden, mainly laid to lawn.



EPC- D

Council Tax- B

Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



