

135 Abbey Road, Sandbach, CW11 3HB



Nestled on the charming and tree-lined Abbey Road in Sandbach, this delightful three-bedroom semi-detached home offers a perfect blend of original character and modern convenience. As you step inside, you will be greeted by a warm and inviting atmosphere.

The heart of the home is the spacious kitchen/diner, featuring a brand-new fitted combi boiler.

Recently re-plastered and decorated throughout, this residence boasts a newly fitted bathroom, a stylish new front door, and a new roof, ensuring peace of mind for the new owner.

The spacious rear garden is a true highlight, laid to lawn and complemented by an elegant Indian stone patio, with plenty of room for children to play or for gardening enthusiasts to cultivate their green thumbs, this garden is a wonderful addition to the home.

This property brims with potential, offering the exciting opportunity to extend, subject to planning permission, allowing you to tailor the space to your needs.

With NO UPWARD CHAIN, this home is ready for you to move in and make it your own.

Book your viewing today!

£250,000

Cheshire Property

2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance

New composite front door in dove grey with decorative glazed panel with glazed panel above and to side, into hallway with radiator and internal doors to;

Lounge 10'11 x 10'03 (into recess)

Upvc double glazed window to front elevation, gas fire with tiled hearth and surround, and radiator.



Kitchen 16'11 x 11'03

Upvc double glazed window to side elevation, two Upvc double glazed windows to rear elevation, decorative glazed door to rear garden, range on base, wall and drawer units, tiled splashbacks, brand new combi boiler, 1 ½ ceramic sink unit with drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for freestanding cooker, space for fridge freezer, radiator and original internal door.



Stairs to first floor

Upvc double glazed window to side elevation, loft access (boarded with ladder)



Bedroom One 12'04 x 10'04 (into recess)

Upvc double glazed window to front elevation, original internal door, and original fireplace – decorative purposes only and radiator.



Bedroom Two 10'05 x 9'01 (into recess)

Upvc double glazed window to rear elevation, custom built storage cupboards, original internal door, and original fireplace-decorative purposes only, and radiator.



Bedroom Three 6'02 x 6'00

Upvc double glazed window to front elevation, and radiator.



Bathroom

Fully tiled, panel bath with electric shower over, pedestal wash hand basin, low level WC, Upvc double glazed obscured glass window to rear elevation, chrome ladder towel rail, original internal door, and extractor fan.



Externally

To Front- drive is laid with vintage Staffordshire blue bricks, suitable for two vehicles, lawn, rockery and fenced to each side.

To Rear- patio with a mixture of natural stone sets & Indian stone, laid to lawn and fenced to sides and rear.





EPC – E
Council Tax- C
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.



