

Lewis  
King

New Street, Sandbach, CW11 3JF

£179,950









# New Street

Sandbach, CW11 3JF

- Two Double Bedrooms
- Private Garden
- Easy Access to Shops
- First Floor Bathroom
- Close to Train Station
- Council Tax Band A

This charming home in the heart of Elworth offers a fantastic standard of living throughout, and having been updated by the current owner yet still retaining a wealth of its original character features early viewing comes highly recommended.

The property has been updated to create a cosy feel around the accommodation yet offers a modern kitchen and bathroom plus has been recently upgraded with a new combi-boiler plus modern composite front door and double glazing throughout. There are however plenty of the properties early attributes remaining such as the original internal doors and two fully working fireplaces in both reception rooms.

On the ground floor the property enjoys two separate reception rooms with the rear room also boasting an under-stairs storage cupboard, while to the back of the property there is a modern kitchen with an integrated oven and hobs with extractor hood over.

To the first floor there are two double bedrooms to both the front and rear aspects, plus a large landing with enough space to hold an additional storage unit or desk with easy access to an internet connection for anyone needing the space to work from home. The accommodation is completed by a first-floor bathroom to the rear elevation with a three-piece suite and additional storage cupboard.

Externally the property is set back from the road via a gated forecourt at the front, while to the rear there is a private outlook with a seating area and low maintenance lawn, plus gated access to the rear.

To arrange a viewing or for more information please call Lewis King Estate Agents at your earliest convenience!

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## Ground Floor

### Dining Room

12'1" x 11'5" (3.7 x 3.5)

### Lounge

12'1" x 11'5" (3.7 x 3.5)

### Kitchen

5'6" x 9'6" (1.7 x 2.9)

## First Floor

### Bedroom One

12'1" x 11'5" (3.7 x 3.5)

### Bedroom Two

9'2" x 8'10" (2.8 x 2.7)

### Bathroom

6'2" x 9'2" (1.9 x 2.8)





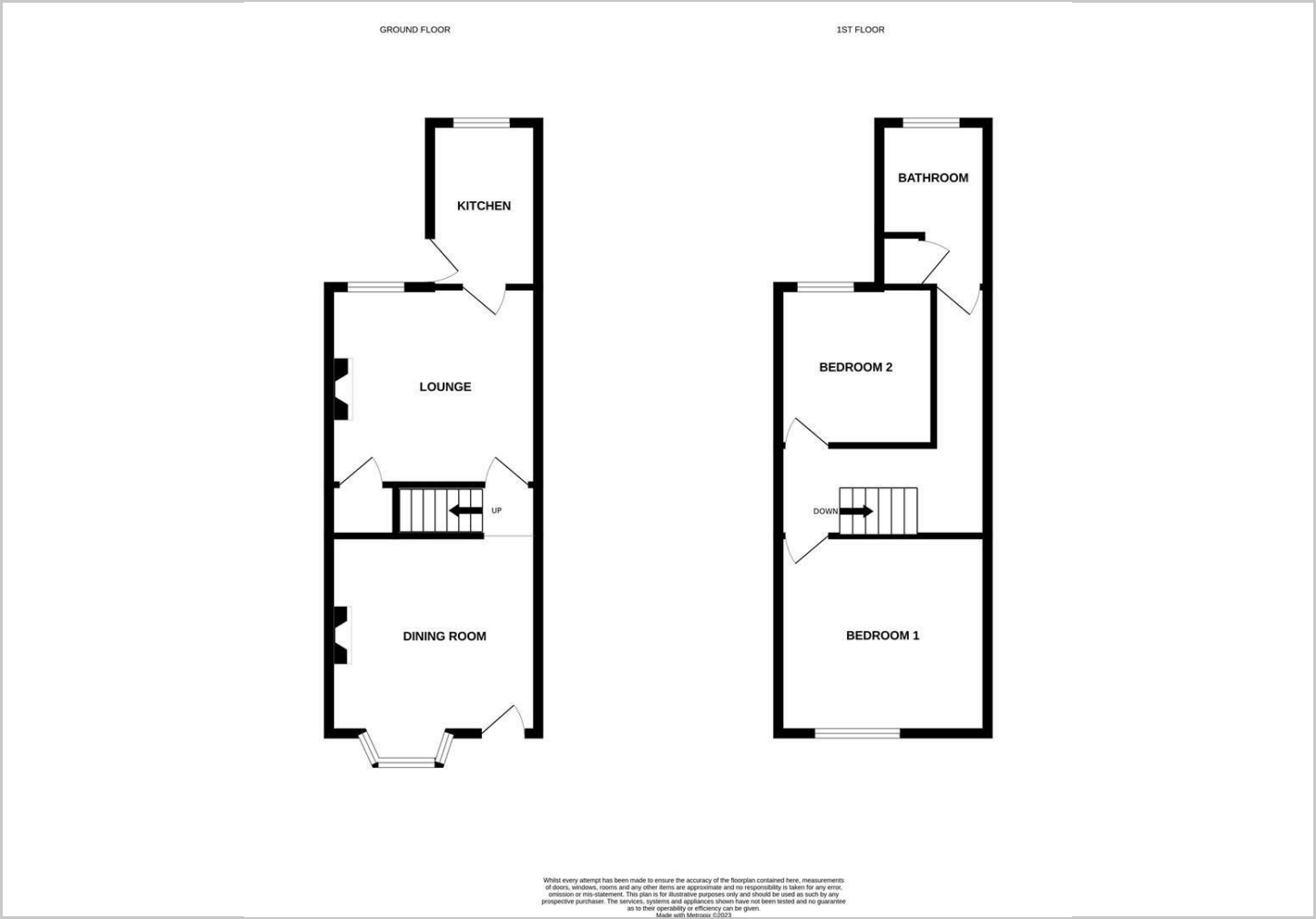
Directions







Floor Plans

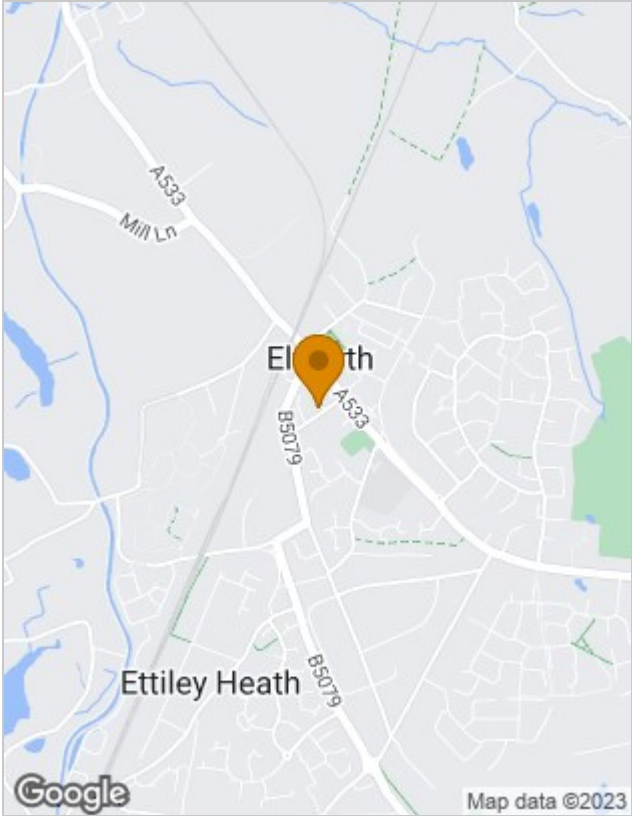


Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

