

Lewis  
King

Welles Street, Sandbach, CW11 1GU

£230,000



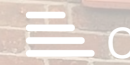
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# Welles Street

## Sandbach, CW11 1GU

- Fully renovated, turn-key home
- New roof, central heating, and sash windows
- HETAS wood-burning stove
- Outdoor pizza oven and BBQ
- Council Tax Band A
- Restored original character
- Luxury wet room bathroom
- Private driveway, ample parking for multiple vehicles
- Modern kitchen with range cooker
- Three Spacious Bedrooms

A stone's throw from Sandbach's bustling town centre, this three-bedroom terrace on Welles Street has been completely transformed. It has had a major, top-to-bottom renovation including an extension to the rear, blending contemporary features with the house's original Victorian character. In addition, this superb home also boasts an unusually big plot for a terraced home, comprising of a low maintenance garden complete with an authentic pizza oven and BBQ, plus a separated driveway with enough parking space for a car and a caravan, or room to build a summerhouse or workshop, with utilities in place.

The property boasts a brand-new central heating system with an efficient Worcester boiler and traditional style radiators. New roof which is highly insulated. New UPVC sash windows throughout, designed to offer the classic aesthetic of a Victorian home, with all the benefits of modern thermal efficiency and easy maintenance. Beautifully restored Victorian quarry tile floor downstairs, with new carpets to stairs, landing and bedrooms. For peace of mind, hardwired interconnected smoke and heat alarms are installed, and the house is set up for smart tech with a Nest thermostat and hardwiring for a smart doorbell.

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

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### The Accommodation

#### External Space

Living Room	11'9" x 11'9" (3.6 x 3.6 )
Kitchen/Diner	11'9" x 10'9" (3.6 x 3.3)
Bathroom	6'2" x 12'1" (1.9 x 3.7)
Bedroom One	11'9" x 11'9" (3.6 x 3.6)
Bedroom Two	7'10" x 10'9" (2.4 x 3.3)
Bedroom Three	6'10" x 15'5" (2.1 x 4.7)





## Directions

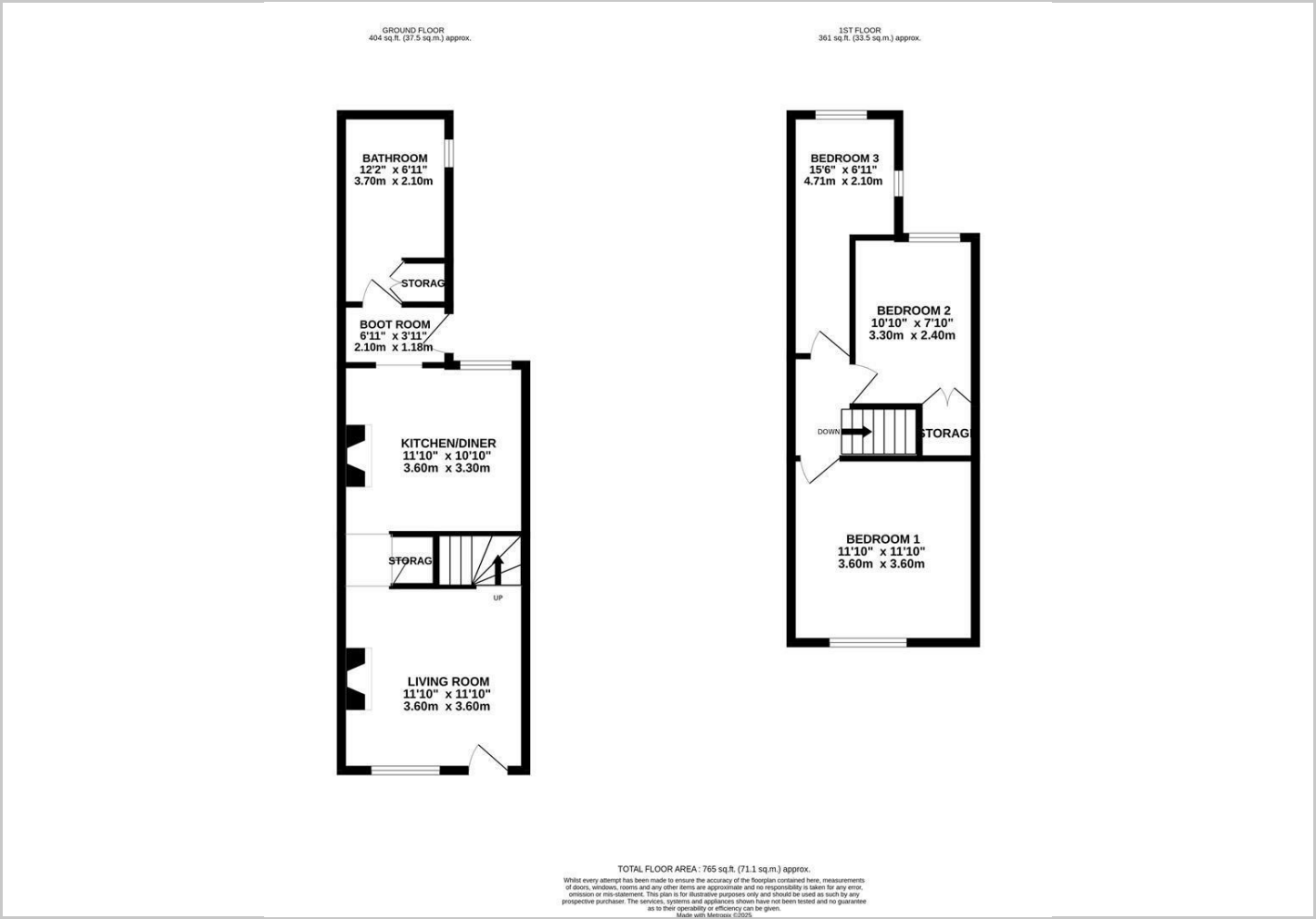








Floor Plans



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

