

Lewis  
King



16 The Spinney, Sandbach, CW11 1FF

£220,000





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# 16 The Spinney

## Sandbach, CW11 1FF

- PREMIER LOCATION - Moments from Sandbach town centre
- UPGRADED SHOWER ROOM - Recently installed to a high standard
- STYLISH INTERIOR - Modern and beautifully maintained throughout
- TWO ALLOCATED PARKING SPACES - Private off-road parking included
- SOUTH-EAST FACING GARDEN - Perfect for sun-trap morning coffee
- EXCELLENT COMMUTER LINKS - Easy access to the M6 motorway
- CLOSE TO LOCAL AMENITIES - Short walk to shops, pubs, and cafes
- COUNCIL TAX BAND C
- FREEHOLD HOME

If you've been searching for that rare balance of a quiet cul-de-sac setting and a town-center lifestyle, this standout home on The Spinney hits the mark perfectly. Ideally situated just a short stroll from the historic cobbled market square, you'll have easy access to independent boutiques, popular eateries, and local amenities, while the M6 motorway is only a brief drive away for those needing to commute further afield.

Upon entering, you are welcomed by a bright hallway that leads into a spacious and inviting living room. This comfortable space flows seamlessly into the full-width kitchen and diner at the rear, which serves as the heart of the home and provides a lovely outlook over the garden, plus benefits from an integrated oven, electric hob, and a dishwasher. The ground floor layout is designed for both practical daily living and easy entertaining.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The master bedroom is a particular highlight, featuring generous built-in wardrobe space. A standout upgrade by the current owners is the recently installed shower room, which has been finished to a high standard with contemporary fixtures and a sleek, fresh aesthetic.

The outdoor space is just as enticing. The south-east facing rear garden is a private oasis, boasting an extended patio area perfect for summer barbecues and morning coffee. A well-tended lawn is framed by established flower borders, adding a splash of color throughout the seasons. To complete the package, the property benefits from two allocated off-road parking spaces, removing any stress of finding a spot after a long day. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a turn-key property in a premier Sandbach location.



### Ground Floor

#### Living Room

11'1" x 13'1" (3.4 x 4)

#### Kitchen/Diner

14'1" x 8'2" (4.3 x 2.5)

### First Floor

#### Bedroom One

11'1" x 11'1" (3.4 x 3.4)

#### Bedroom Two

7'10" x 10'9" (2.4 x 3.3)

#### Shower Room

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

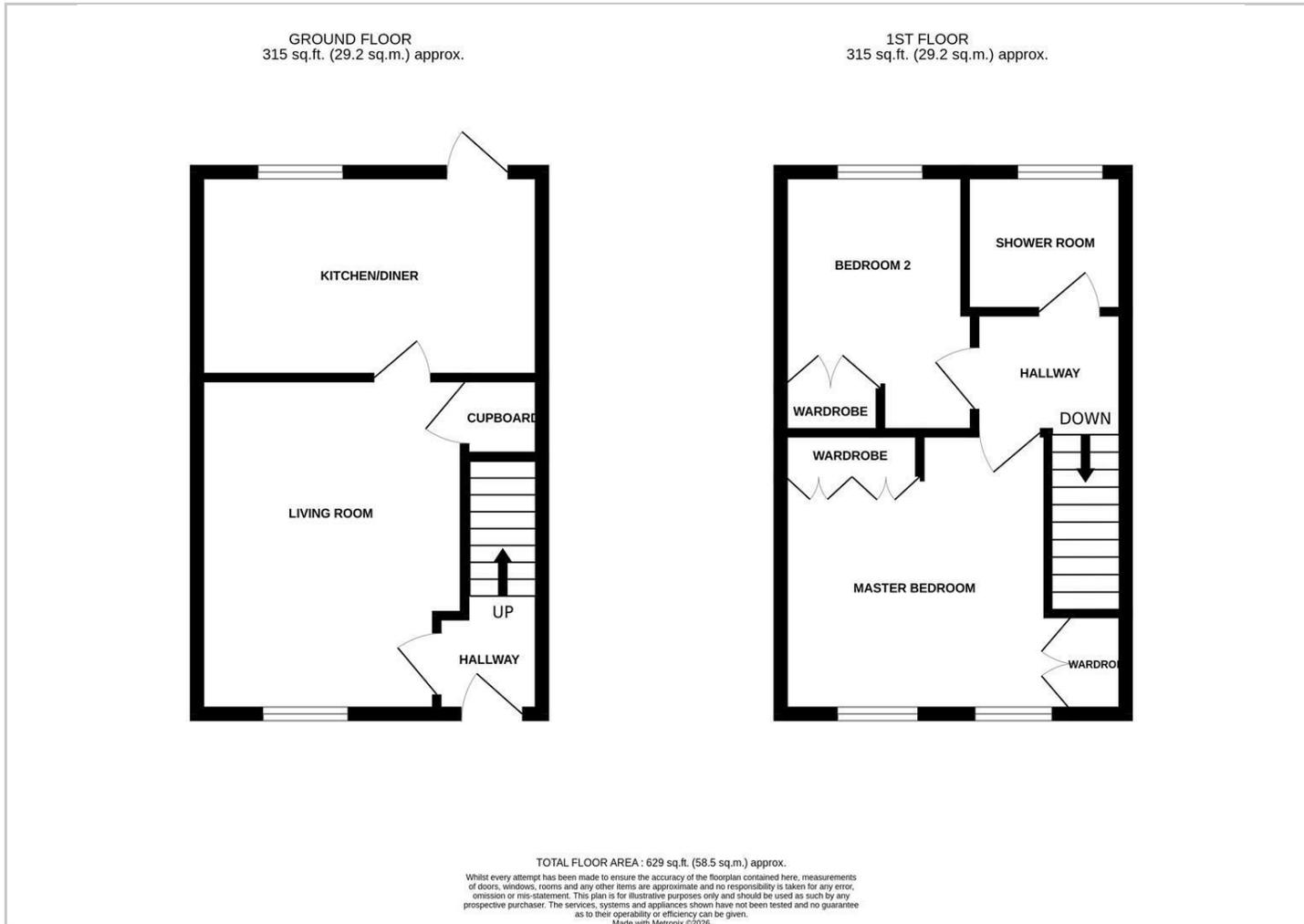


Directions





## Floor Plans

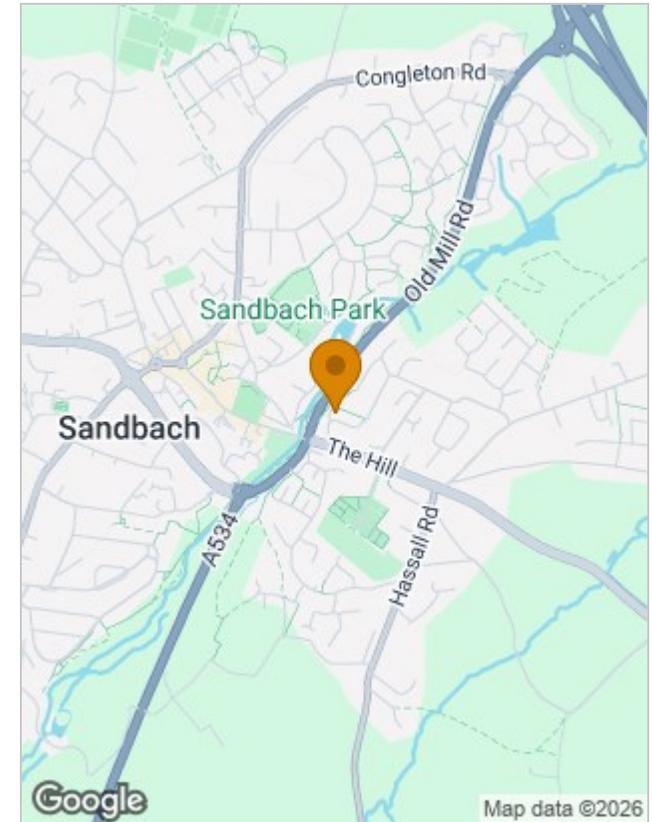


## Viewing

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

