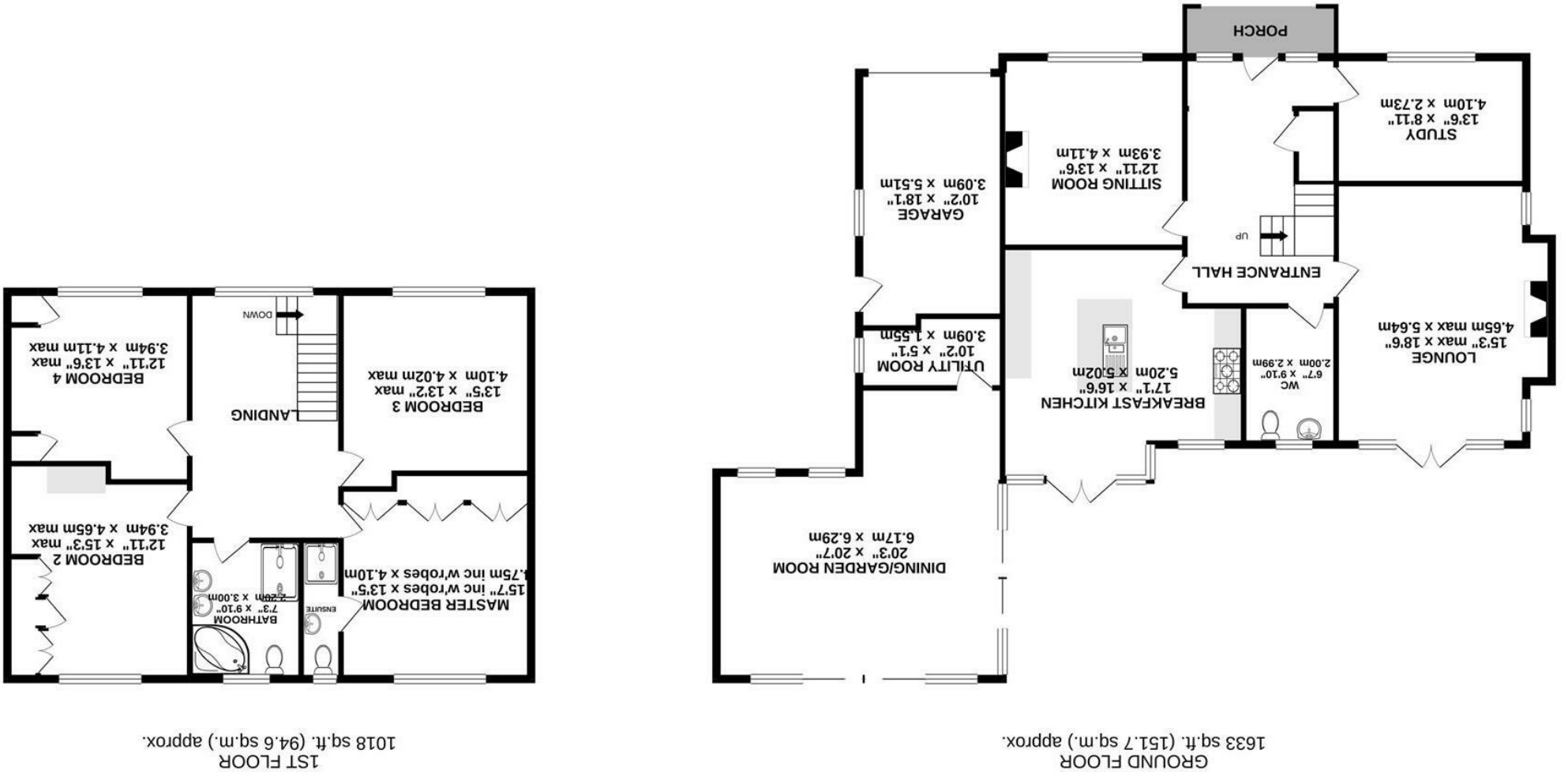


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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

TOTAL FLOOR AREA : 2651 sq.ft. (246.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFERS OVER £875,000

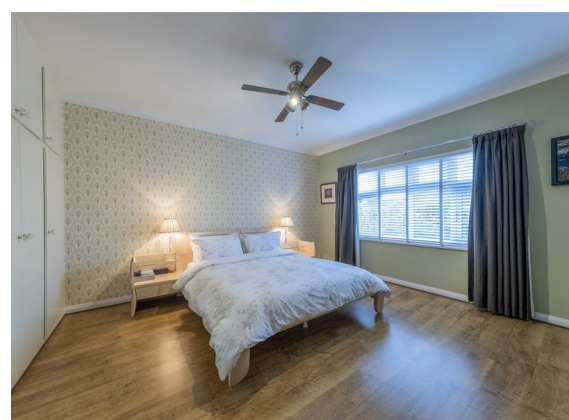


**THE CULLINS
 127 CREWE ROAD**

**SANDBACH
 CW11 4PA**



COUNCIL TAX BAND:



A most attractive traditional post war family home situated in a popular location within walking distance of Sandbach town centre, offering beautifully presented accommodation extending to in excess of 2600 sq ft, and attractive mature gardens to both the front and rear.

DESCRIPTION

The Cuillins is, is a handsome, traditional double fronted detached house, situated on one of the towns most sought-after residential roads, located within walking distance of the town centre and close to all of the most popular local schools.

The property sits centrally in a mature plot, comprising of beautifully maintained lawned gardens which extend to the front and rear of the house, fronted by a tall mature laurel hedge row, and accessed via remotely operated electric gates which open onto a wide tarmac driveway that provides excellent secure parking space for a number of vehicles in addition to a large attached single garage.

The rear garden has been beautifully landscaped, and is enclosed to all sides by a combination of stylish panel fencing and tall mature hedges. The garden is laid to lawn with an attractive Indian stone flagged patio situated directly to the rear of the house, that can be accessed from both the kitchen and garden room, as well as the lounge.

On the ground floor, the accommodation is positioned aside an impressive central reception hallway with a beautiful oak staircase leading to the first floor level.

There are three principal reception rooms, including a sitting room located to the front of the house with exposed wooden parquet flooring and a central stone fireplace.

The lounge is located to the rear of the property, which is generous in size, and boasts beautiful exposed wooden parquet flooring, and a stylish central stone fireplace, with dual aspect leaded windows and French doors providing an abundance of natural light.

Also located off the reception hall is a spacious cloakroom/WC fitted with high quality sanitary-ware, and a good sized study or small snug room, with a front facing window overlooking the attractive lawn gardens.

The kitchen breakfast room has been fitted with a stunning range of quality cabinets, including a large central island with breakfast bar seating for five or six people, incorporating an over mount sink unit. There is a comprehensive range of quality integrated appliances including a single electric oven, a gas burning hob and stainless steel canopy cooker hood, microwave oven with connection grill, warming drawers, coffee machine, and two built-in refrigerators.

Beyond the kitchen is a large garden room with underfloor heating, and exceptionally high vaulted ceilings, with French doors to the rear garden, an entrance door to the driveway, and access into a utility room.

On the first floor level a spacious central landing provides access to all four of the double bedrooms, most of which benefit from quality built-in bedroom furniture. The master bedroom benefits from an ensuite wet room, with contemporary style sanitary-ware finished in stylish stone effect ceramic tiles. The family bathroom is located off the landing, and is fitted to a high standard, comprising of a large corner bath, a low-level WC and twin wall hung washbasins, plus a wet room style shower enclosure.

LOCATION

Sandbach is a historical market town nestled in the heart of the Cheshire countryside. Its 16th century cobbled market square plays host to weekly markets and a number of craft fairs during the summer months. It also boasts a good selection of independent specialist shops as well as the popular high street names, there are a number of supermarkets including Waitrose, Aldi and Co-op and a thriving indoor market.

Sandbach has fantastic transport links with Junction 17 of the M6 less than a mile away making travel to Holmes Chapel, Congleton and other surrounding towns easy. The property is within walking distance to the bus route, making the two mile journey to the town centre quick and convenient.

For city centre shopping Manchester is approximately 40 minutes away and the attractive walled city of Chester is less than 30 miles away.

VIEWING

Strictly by appointment with the Agents Knutsford Office: Telephone 01565 621624. Email knutsford@wrightmarshall.co.uk

TENURE

We believe the tenure of the property to be Freehold

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage