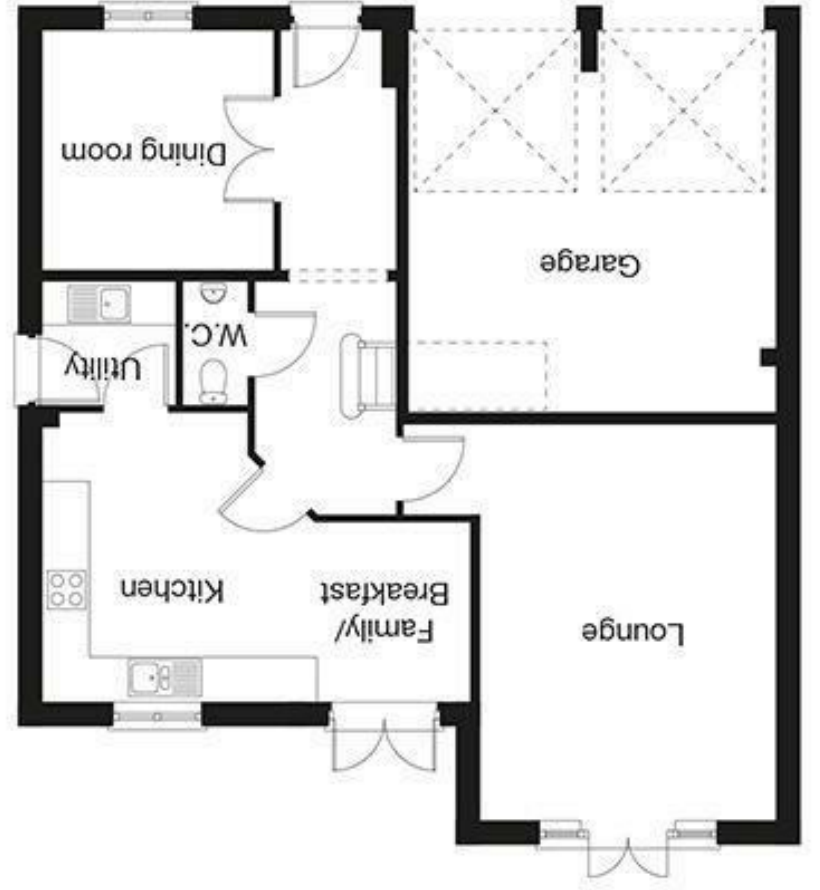
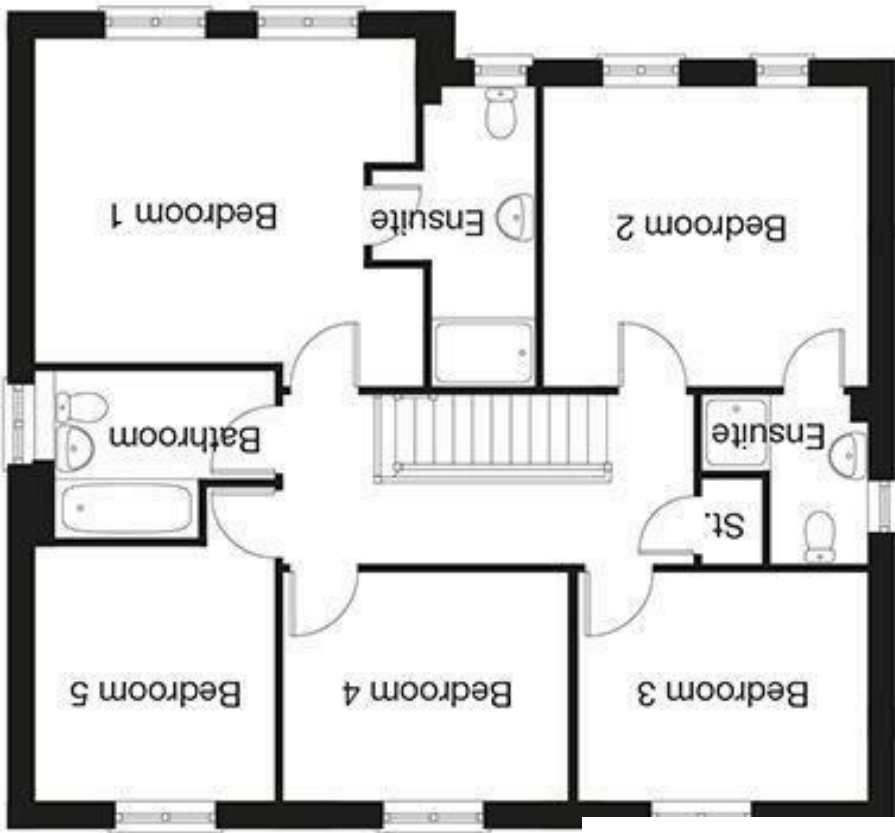


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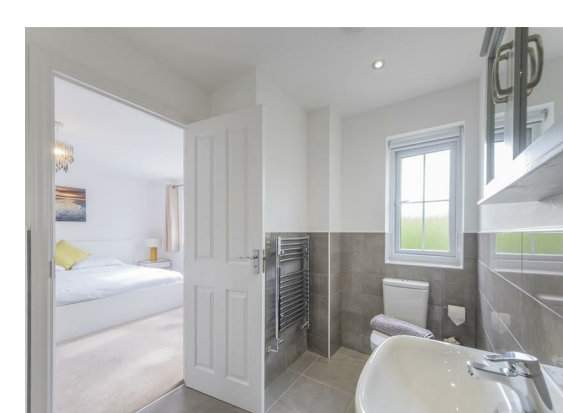


11 PIPERS HOLLOW

**SANDBACH
 CW11 1TQ**



COUNCIL TAX BAND: F



A stylish five bedroom detached house, occupying a super position on a highly desirable residential development located within walking distance of Sandbach town centre.

Entrance hall, sitting room, dining/family room, kitchen breakfast room, w.c, five bedrooms, three bathrooms, double garage.

Description

The property occupies a prime position within the development, located at the end of a small cul-de-sac shared with only one other detached house, with ample off-road parking in addition to an integral double garage, and a generous enclosed garden to the rear.

Internally, the accommodation is presented in excellent condition. On the ground floor level a spacious reception hallway provides access to all of the reception areas including a large sitting room with French doors leading out to the rear garden, and a dining room which is currently utilised as a family room.

The kitchen enjoys direct access onto the garden and provides space for a four seat dining table. There is a comprehensive range of built in cabinets and a quality integrated appliances, including a built-in washing machine and separate tumble dryer within the adjoining utility room.

On the first floor level there are five bedrooms in total including two particular spacious double bedrooms, both with ensuite shower room is fitted with quality Roca sanitary-ware and finished in attractive Porcelanosa tiling. The further three double bedrooms share the use of a beautifully appointed family bathroom.

The Location

The property forms part of a charming residential development situated off the Congleton Road, close to Offley Primary school and within walking distance of the town centre.

Sandbach

Sandbach is nestled in the heart of the Cheshire countryside. The town is a particularly well sought after destination, with its 16th century cobbled market square playing 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 plus 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.

Reception Hall

Double glazed entrance door to front, attractive oak flooring throughout and turning flight staircase leading to the first floor.

WC

Low-level WC and pedestal wash basin. Attractive oak flooring and part tiled walls. 0.854 x 1.650 (2'9" x 5'4")

Dining Kitchen

A light and spacious kitchen dining room with a rear facing double glazed window and French doors leading out to the rear garden.

Fitted with a matching range of white gloss handleless cabinets, surmounted with contrasting laminated worktops, incorporating a 1 1/2 bowl single drainer sink unit and a six ring gas burning hob with a stainless steel splashback and matching cooker hood above. Built-in double electric oven and fridge freezer. 5.690 x 3.860 (18'8" x 12'7")

Utility Room

Fitted with base level cabinets matching to the kitchen with a stainless steel single drainer sink unit and space and plumbing for the washing machine and tumble dryer below. Double glazed entrance door to side. 1.650 x 1.762 (5'4" x 5'9")

Sitting Room

Attractive oak flooring throughout and French doors with side windows leading out to the rear garden. 3.900 x 5.250 (12'9" x 17'2")

Dining/Family Room

A good sized reception room with attractive oak flooring throughout and a double glazed window to the front. 3.060 x 3.200 (10'0" x 10'5")

First Floor Landing

Loft access to the roof void and built-in airing cupboard housing the hot water cylinder.

Bedroom One

A generous double bedroom with two double glazed windows to the front and two built-in double wardrobes. 3.830 x 3.800 (12'6" x 12'5") Door to:

En-Suite Shower Room

Fitted with an attractive white suite comprising a fully tiled shower enclosure with thermostatic mixer shower, Pedestal wash basin with mixer tap and low-level WC. Chrome ladder towel radiator, tiled floor and part tiled walls, and opaque double glazed window to the front. 1.218 x 3.521 (3'11" x 11'6")

Bedroom Two

A good size double bedroom with two double glazed windows to front. 3.810 x 3.520 (12'5" x 11'6")

En-Suite Shower Room

Fitted with a matching suite comprising of a tiled shower enclosure with thermostatic mixer shower, low-level WC and pedestal wash basin. Tiled floor and part tiled walls. Opaque double glaze window to side. 1.139 x 2.004 (3'8" x 6'6")

Bedroom Three

Double bedroom with double glazed window to rear. 3.400 x 2.680 (11'1" x 8'9")

Bedroom Four

Double bedroom with double glazed window to rear. 3.340 x 2.680 (10'11" x 8'9")

Bedroom Five

Double bedroom with double glazed window to rear. 2.780 x 2.990 (9'1" x 9'9")

Bathroom

Fitted with a Roca three piece suite comprising of a panel bath with a tiled surround and mixer shower over, pedestal wash hand basin and low level WC. Shaver point, chrome ladder style radiator, double glazed opaque window to the side elevation, and attractive tiling to floor and walls. 2.580 x 1.940 (8'5" x 6'4")

Outside

To the front of the property is an area of open plan lawn garden, and a tarmac driveway providing parking for at least three cars, leading to an integral double garage with twin open over doors.

The rear garden is enclosed to all sides by panel fencing is laid mostly to lawn with a large flat patio at the rear of the house and assortment of pleached trees, plus timber frame summer house. Solar powered lighting. To the rear of the estate there is a children's play area and a dog walking field and numerous country walks.