

20 TEDDY GREY ROAD

SANDBACH

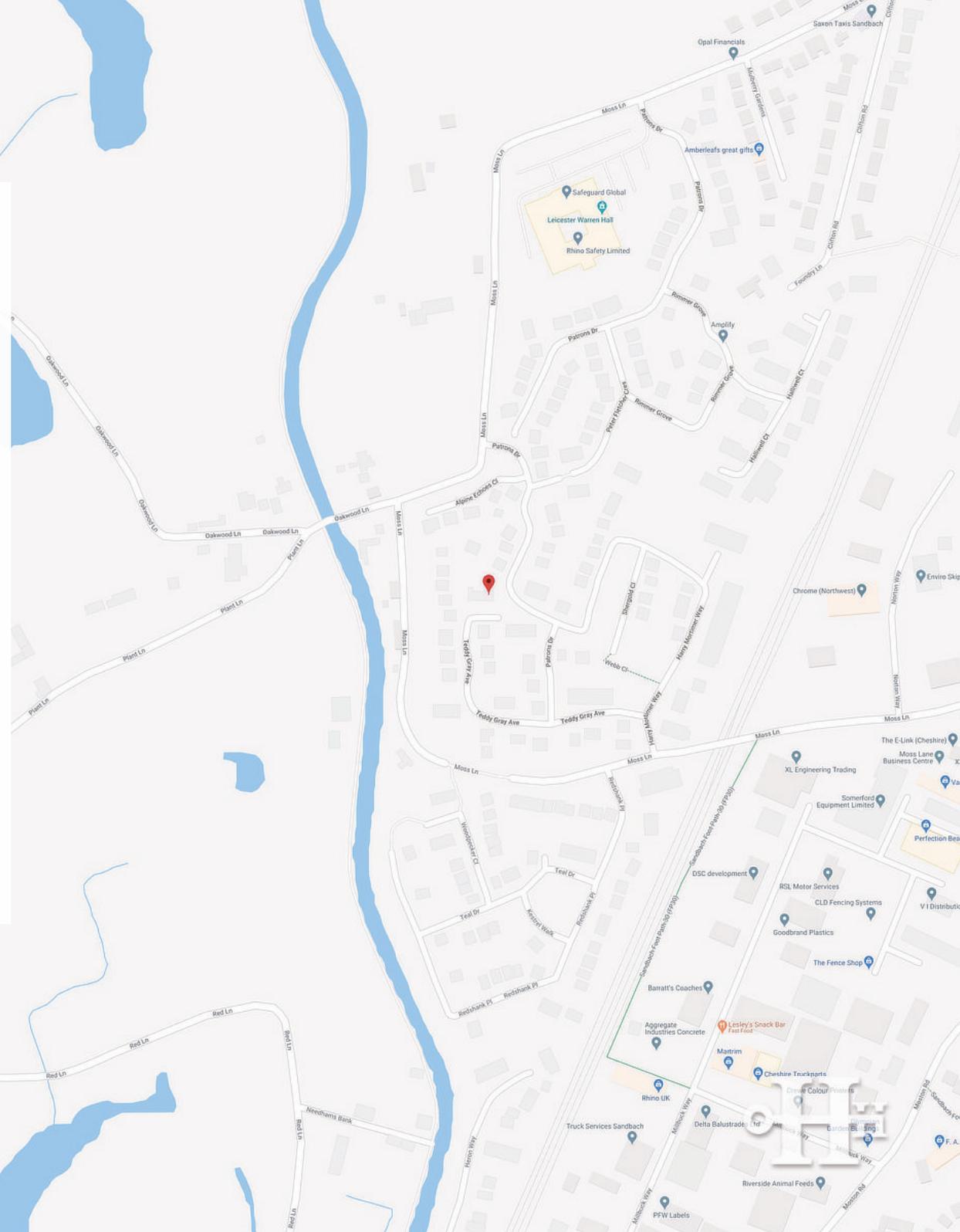


FOR SALE

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Hinchliffe Holmes are delighted to offer for sale this exceptionally well presented six bedroom detached home situated in a popular location. The spacious accommodation briefly comprises; Entrance Hall, Lounge, Study/Family Room, Dining Kitchen, Utility Room, Downstairs Cloakroom and to the First Floor Four Bedrooms, En-Suite Shower Room and Bathroom and to the Second Floor a Study Area, Master Bedroom with En-Suite and Bedroom Six which could be utilised as a Dressing Room. Externally the garden is a good size and fully enclosed with access to the Double Garage and Parking. Viewing is Highly Recommended.

Sandbach is a thriving and delightful Cheshire Market Town and offers an extensive range of shops, restaurant and bars. The larger conurbations of Crewe, Nantwich and Wilmslow provide further leisure and shopping facilities. The M6 is less than 2 miles away and Crewe station, providing direct trains to London Euston, is only 5 miles away. Sandbach is renowned for the excellent schooling opportunities, with the highly rated separate senior schools for Boys and Girls which both have first class academic records. An excellent choice of Nursery, Infant and Junior schools are also available



GROUND FLOOR

Entrance Hall
Dining Kitchen
Utility Room
Lounge
Family Room
WC

FIRST FLOOR

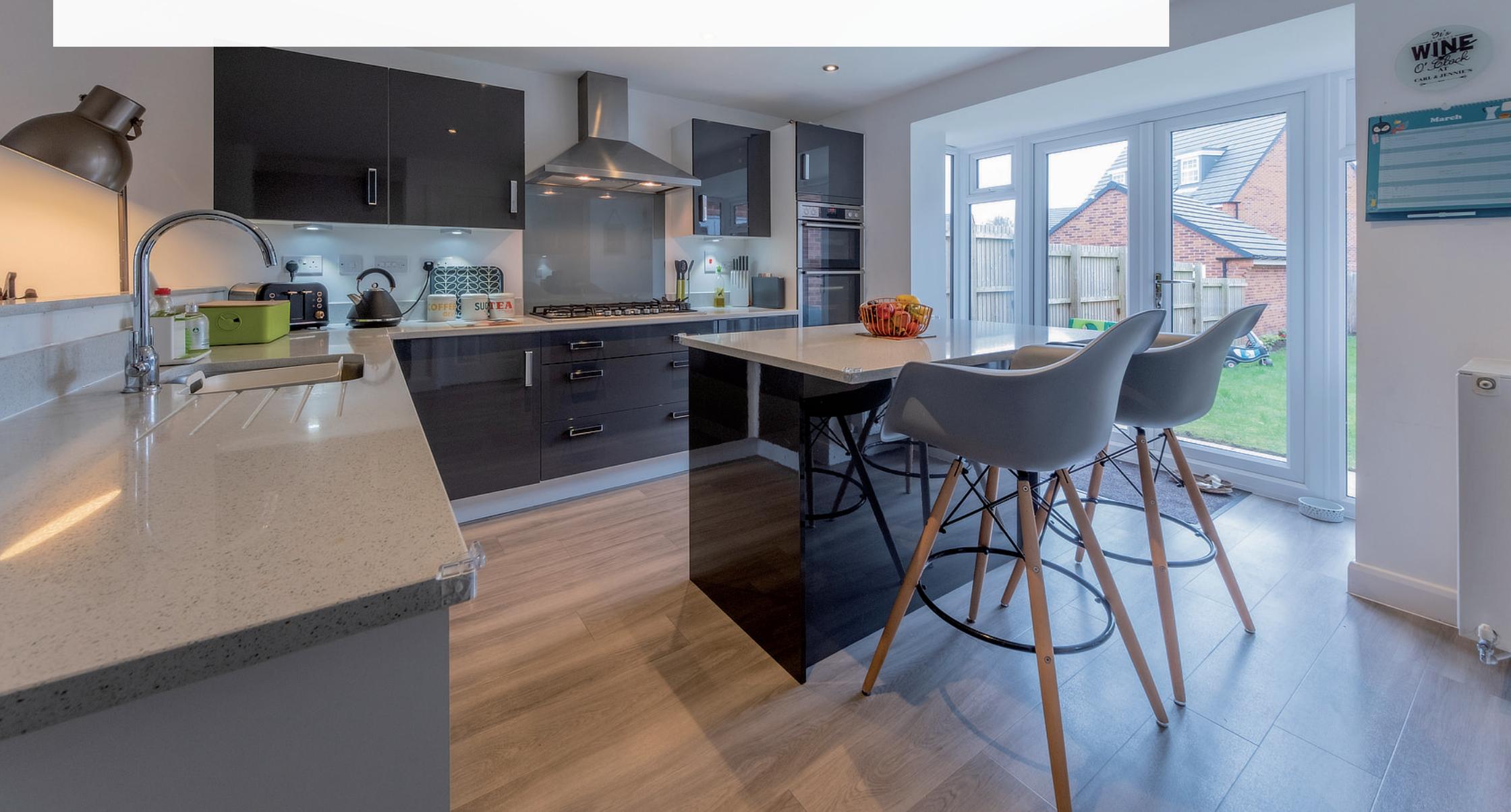
Landing
Bedroom Two - En-suite
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

SECOND FLOOR

Bedroom One - En-suite
Dressing Room
Sitting Room

OUTSIDE

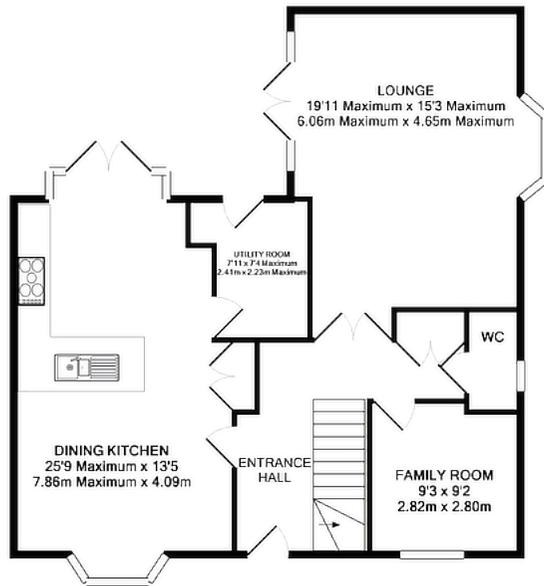
Detached Double Garage
Parking
Gardens



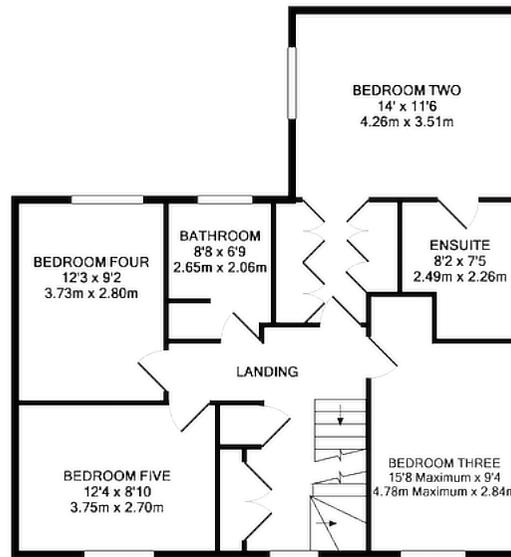




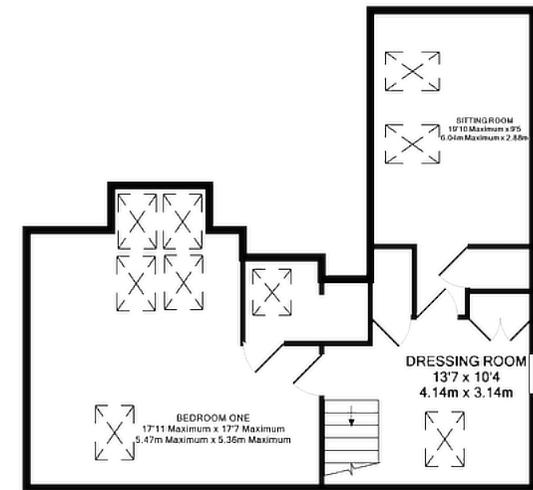




GROUND FLOOR
 APPROX. FLOOR
 AREA 847 SQ.FT.
 (78.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 819 SQ.FT.
 (76.0 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 610 SQ.FT.
 (56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2275 SQ.FT. (211.4 SQ.M.)

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

SERVICES

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band F.

POSSESSION

Vacant possession upon completion

VIEWING

Viewing strictly by appointment through the Agents.

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



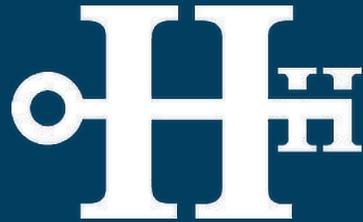
Home
SOLD

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20 Teddy Gray Avenue
Elworth, Sandbach CW11 3AR

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk