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lettings & estate agents



21 Deans Lane, Sandbach, CW11 3HF

Offers In The Region Of £435,000

Take a moment to view our guided, aerial tour of this impressive home, it's versatile accommodation & fantastic gardens!

Positioned on a highly desirable, well-established road in Sandbach, 21 Deans Lane represents a rare opportunity for one lucky buyer who may be looking at bringing two households together or even potential for an 'Air B&B' opportunity! The home enjoys some characterful features you would expect from a property of this age, coupled with a large extension to the rear creating over 1800 square feet of accommodation!

Accompanying the home are a wealth of features to note, some of which include:- double glazing throughout, gas central heating (with two boilers), a welcoming conservatory style entrance porch, herringbone flooring to the entrance hall, a walk-in bay window to the dining room, a wood burning stove and patio doors to the 26' lounge, a downstairs cloakroom plus a fitted kitchen incorporating a range cooker and wide range of appliances. Towards the rear of the home is the potential for an annex with a spacious living dining kitchen, bedroom plus wet room with shower - Perfect independent living for family member!

Upstairs, The home has three bedrooms with bed three utilised as a dressing room plus two further double rooms and an upstairs bathroom.

Our favourite attribute to the home has to be the rear gardens, where it's size, aspect, privacy and maturity really does stand out from the rest, this is a beautiful place for kids to play or for gardening enthusiasts to really

Accommodation

Entrance Porch 10'0" x 7'8" (3.07 x 2.36)

Entrance Hall 12'0" x 6'7" (3.66 x 2.02)

Dining Room 12'3" x 11'11" (3.75 x 3.64)

Lounge 26'6" x 10'11" (8.10 x 3.33)

Kitchen 23'5" x 7'6" (7.14 x 2.31)

Inner Lobby 5'7" x 3'11" (1.71 x 1.20)

WC 7'5" x 2'8" (2.27 x 0.83)

First Floor Landing

Bedroom One 11'10" x 10'11" (3.62 x 3.33)

Bedroom Two 12'10" x 10'9" (3.93 x 3.29)

Dressing Area Bedroom Three 7'8" x 6'7" (2.34 x 2.02)

Bathroom 9'5" x 8'2" (2.88 x 2.49)

Annex

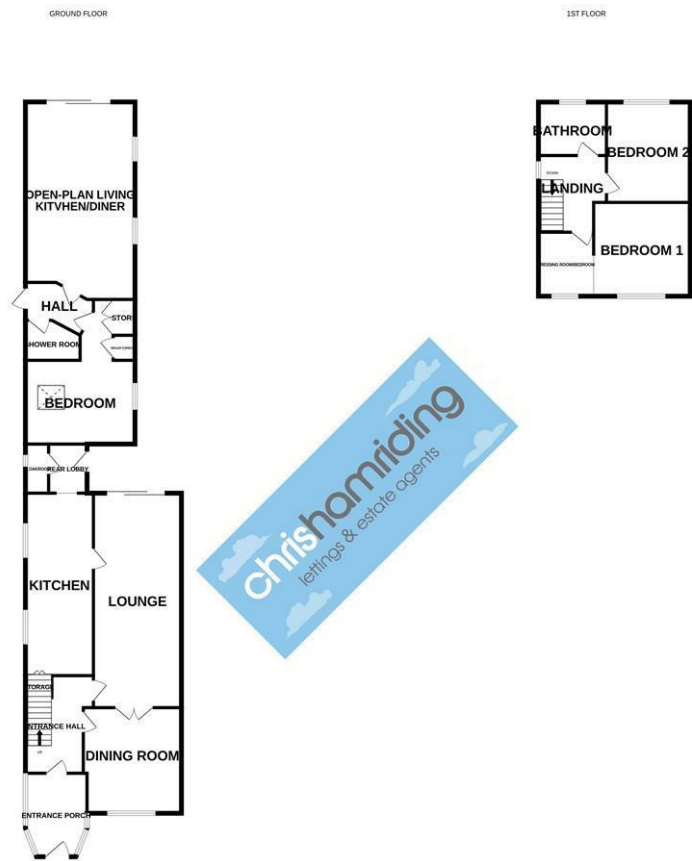
Open Plan Living/Dining Kitchen 24'8" x 13'6" (7.54 x 4.12)

Inner Hall 8'2" x 4'2" (2.49 x 1.29)

Bedroom 17'8" x 13'4" (5.39 x 4.08)

Wet Room 6'4" x 4'9" (1.94 x 1.47)

Floor Plan

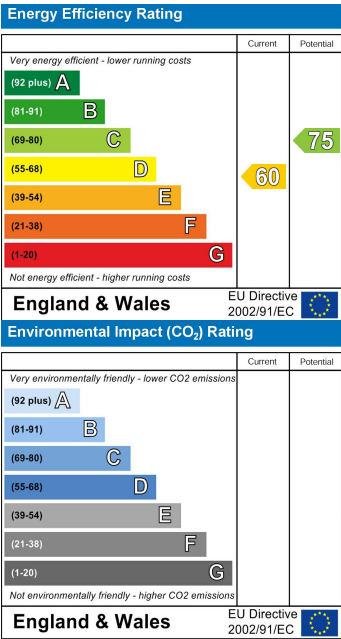


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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