



3 Sunnyside Walk, Arclid, CW11 2SA



This modern townhouse is in good condition and offers comfortable living spaces. With two reception rooms, there is plenty of space for relaxing and entertaining. The property also has a well-maintained kitchen, which provides convenience and functionality.

The house features three bedrooms, providing ample space for a family or professionals looking for extra space. There are also two bathrooms, ensuring that there is no need to wait during busy mornings. Notable features of this property include a conservatory and a flagged garden, which provides a charming outdoor space for gardening or enjoying the sunshine.

With good access to Congleton, Holmes Chapel, Kidsgrove, and Sandbach, as well as Junction 17 of the M6, commuting or exploring the surrounding areas is effortless.

This townhouse property offers a comfortable living space with its well-maintained interior, desirable location, and convenient amenities nearby. Ideal for families or professionals, this property is a fantastic opportunity to secure a home in this sought-after area. Don't miss out on this wonderful property that offers both comfort and convenience.

Offers In The Region Of £195,000



Kitchen: 5.03m (16'6") x 1.98m (6'6")

The kitchen has been upgraded since the house was built and also has been extended taking a small part off the lounge. Double glazed window to the front aspect. The oven and hob have been updated in the last year. White goods can stay. (they have not been tested.)

Lounge: 5.19m (17' 0") x 4.13m (13' 7") Max

The lounge is situated to the rear of the house. Double glazed door leads through to the conservatory. Fire place.

Conservatory: 4.13m (13' 7") x 2.02m (6' 8")

Double glazed conservatory, double glazed doors and windows.

Entrance Hallway:

Leading in from the driveway. Door through to the WC , kitchen and lounge. Staircase leads to the first floor.

Downstairs WC: 5.19m (17' 0") x 4.13m (13' 7")

Obscured window to the front aspect. WC and hand wash basin.

FIRST FLOOR LANDING:

Doors to bedroom two, bedroom three and the bathroom.

Bedroom Two: 4.13m (13' 7") x 11.50m (37' 9")

Double bedroom, two double glazed windows to the rear of the property.

Bedroom Three: 4.13m (13' 7") x 2.52m (8' 3")

Great sized third bedroom, two double glazed windows.

Bathroom: 2.13m (7'0") x 1.98m (6'6")

Good sized bathroom, with WC, pedestal hand wash basin and bath.

Second floor:

Storage cupboard

Master Bedroom: 21.50m (70' 6") x 13.70m (44' 11") max

Space second floor double bedroom with a sky light, fitted wardrobe and cupboard space. Attic access. Door through to the en-suite shower room.

Shower room: 2.94m (9' 8") x 5.30m (17' 5")

En-suite shower room. Shower cubical, WC and pedestal hand wash basin and Sky light. Ladder style radiator.

Rear Garden:

A south west rear garden that is flagged for ease, housing the oil tank. Enclosed with fencing.



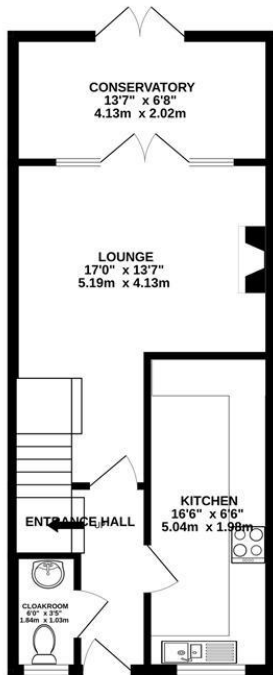




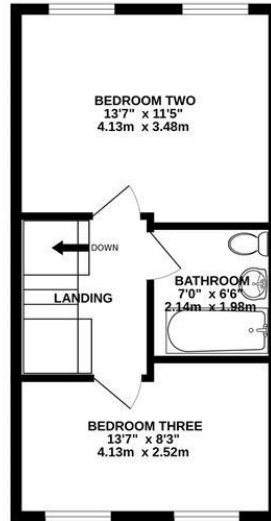
- Modern Kitchen extended
- Local play park
- Brereton Heath a short drive
- Close to Sandbach, Holmes Chapel and Congleton
- Conservatory
- Three double bedrooms
- Shower room en-suite
- Parking to the front of the house
- Charges per year 250pa all in
- 17/05/2005 250 year lease , Lease Term Remaining 231 years

Floorplan

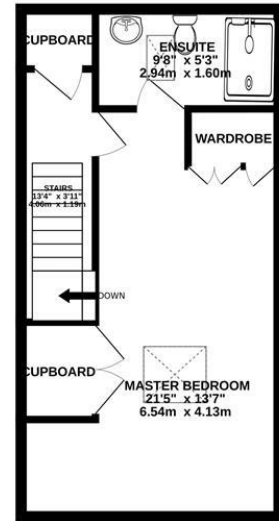
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



3 BEDS 3 BATHROOMS

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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