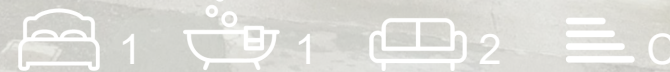


Lewis
King



Elworth Court Hill Street, Sandbach, CW11 3JE

£115,000





£115,000

Elworth Court Hill Street

Sandbach, CW11 3JE

- No Onward Chain
- Council Tax Band A
- Three Floor Maisonette
- Private Entrance
- Excellent Opportunity for First Time Buyers or Investors
- Allocated Parking Space
- Open Plan Living
- Close to Train Station

NO ONWARD CHAIN

This stylish and quirky maisonette flat with split-level and open plan accommodation over three floors needs to be viewed to appreciate the space on offer plus the superb location a short walk to Sandbach train station and only a five-minute drive in Sandbach town centre. This former Foden's building has been converted into 9 flats each with allocated parking, and this flat has been recently improved by the current owners with a new shower room and carpets in readiness for a new owner.

Accessed via a private stairway down to a small courtyard from the car park, this flat has its own entrance leading into a separate Entrance Hallway with a storage cupboard. Off the end of the hallway, you will find the newly updated Shower Room with low level WC, pedestal sink, and walk-in shower. The main accommodation is then entered via a Kitchen/Diner with space for a table and chairs and the Kitchen has wall and base units with an integrated oven and hobs plus an inset sink unit.

The Lounge area is then accessed via the first set of stairs leading up from the Kitchen/Diner where there is plentiful space for furniture plus is enhanced by a huge floor to ceiling window with Juliet balcony French doors allowing for lots of natural light.

Via another set of stairs from the Lounge you will then find yourself in the open-plan Bedroom area with a window to the rear elevation, plus a huge storage cupboard and another separate cupboard housing the boiler plus with space and plumbing for a washing machine.

Externally the car park for residents is accessed via a car port from Hill Street where there is one allocated parking space for each of the flats.

To arrange a viewing or for more information then please call Lewis King Estate Agents at your earliest convenience!



Kitchen/Diner

13'5" x 12'5" (4.1 x 3.8)

Shower Room

9'2" x 9'10" (2.8 x 3)

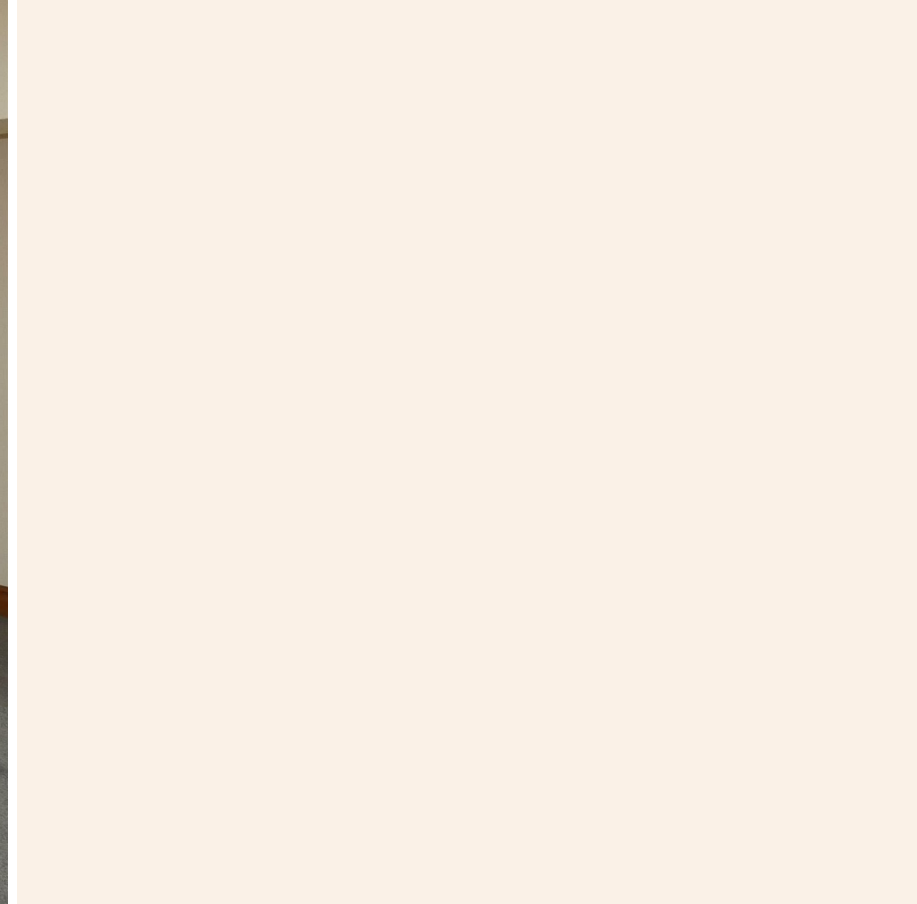
Lounge

12'9" x 14'1" (3.9 x 4.3)

Bedroom

16'8" x 10'2" (5.1 x 3.1)



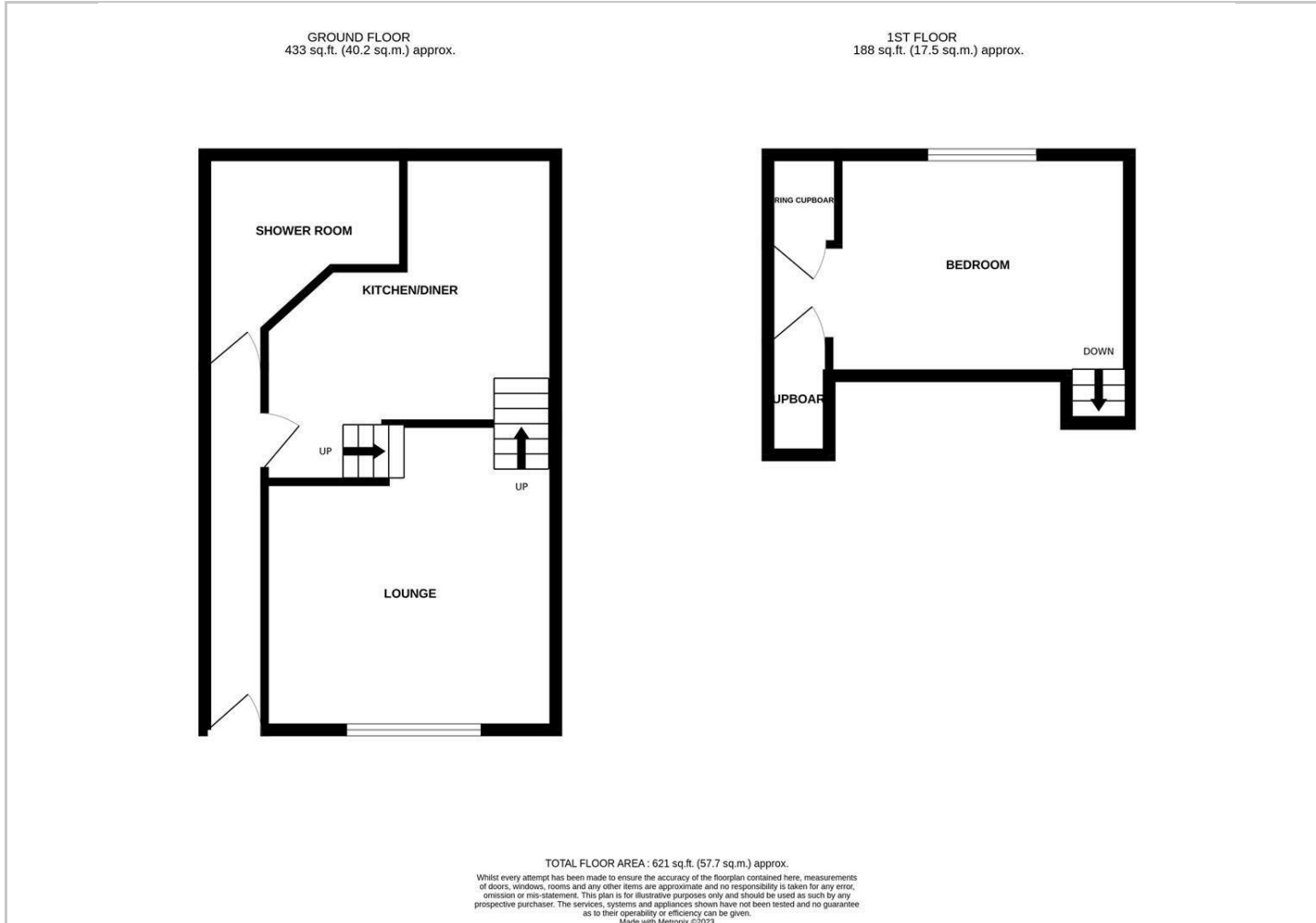


Directions

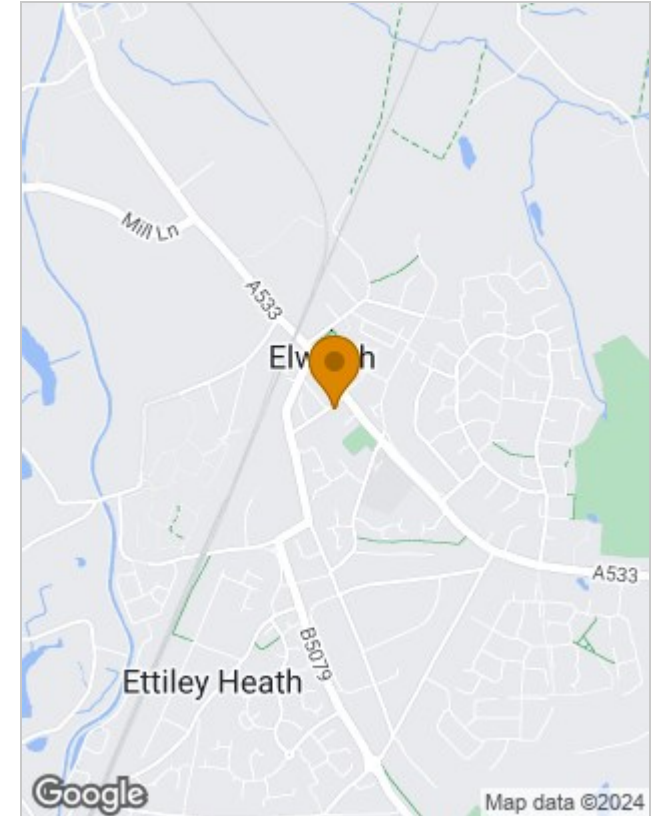




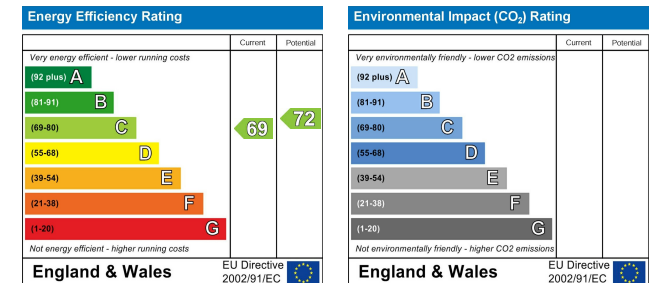
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.