



## Elton Road, Sandbach, CW11

**£260,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

**\*\*FANTASTIC FOUR BEDROOM FAMILY HOME THAT HAS BEEN EXTENDED UPON AND MODERNISED WITHIN\*\***

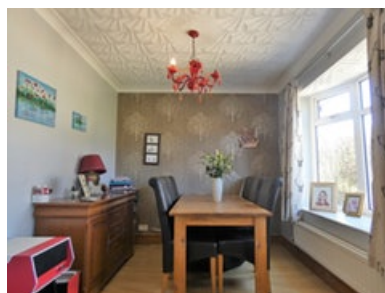
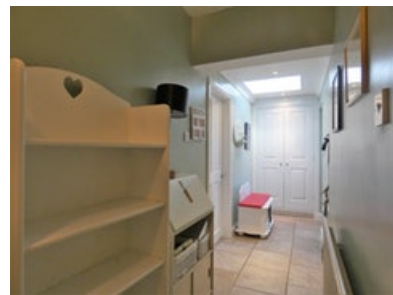
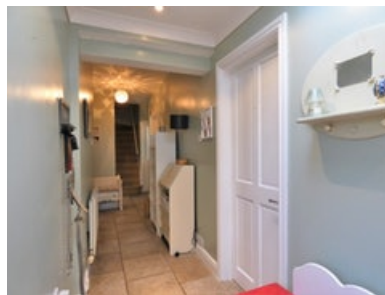
This fantastic family home offers an abundance of living and sleeping accommodation within for all to enjoy. The property has been extended upon to enable the space to have been utilised to its full potential a

## Key features:

- Four Double Bedrooms
- Three Reception Rooms
- Modernised Bathroom Suite
- Large Extended Kitchen Diner
- Conservatory
- Close to Local Amenities
- Double Detached Garage
- Large Plot

## Extra info:

- **Property Age:** 41 years
- **Council Tax:** Band C (£1194.96 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



**\*\*FANTASTIC FOUR BEDROOM FAMILY HOME THAT HAS BEEN EXTENDED UPON AND MODERNISED WITHIN\*\***

This fantastic family home offers an abundance of living and sleeping accommodation within for all to enjoy. The property has been extended upon to enable the space to have been utilised to its full potential and still providing an excellent sized plot externally too. There is a large kitchen diner that provides plenty of storage within and features timber work surfaces, a conservatory has been added to the property to provide a further reception room and looks over the rear garden, the living room and dining room are open plan to one another and are both great sizes and can easily be altered to be separate again if desired, there is a large bathroom to the ground floor that has a modern white suite that has recently been fitted which consists of a low flush WC with enclosed cistern, vanity wash hand basin with storage surrounding, bath and walk in shower cubicle, there is a further WC to the first floor and a new velux window lets lots of natural light spill through. The property benefits from four excellent sized double bedrooms and the two upon the ground floor both benefit from eaves storage. Externally there is a recently laid driveway that provides off street parking for several vehicles and leads to the detached double garage. There is a front garden that is mainly laid to lawn and has decorative borders and mature shrubs. Privacy is ensured at the front of the property with the brick built wall and the mature hedgerows. There is gated access to the side of the property that provides entry to the rear garden. To the rear of the property is a large garden that benefits from the sun throughout the day. The garden is mainly laid to lawn and is enclosed with fencing and mature hedgerows. There is an Indian stone patio that provides a couple of seating areas ideal for al fresco dining and entertaining. The property is conveniently located within walking distance of local amenities and the close by motorway networks provide easy commutes to Manchester, Chester, Warrington and Liverpool. Within Sandbach town centre there can be an array of shops, boutiques, eateries and bars that can be located. There are a selection of schools that can be chosen from as well all within close proximity of the home. The local train station is a short walk away and again provides easy access for commuters.

Floor plan:



Total area: approx. 167.4 sq. metres (1801.6 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**Karenza, Elton Road, SANDBACH, CW11 3NB**

<b>Dwelling type:</b> Semi-detached bungalow	<b>Reference number:</b> 0968-2837-7848-9991-3501
<b>Date of assessment:</b> 13 April 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 15 April 2019	<b>Total floor area:</b> 135 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,570</b>
<b>Over 3 years you could save</b>	<b>£ 822</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 249 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 10px; display: inline-block;">                     You could save £ 822 over 3 years                 </div>
<b>Heating</b>	£ 2,961 over 3 years	£ 2,280 over 3 years	
<b>Hot Water</b>	£ 360 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,570</b>	<b>£ 2,748</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.8em;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Current	Potential	<p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) <b>A</b>										
(81-91) <b>B</b>										
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(21-38) <b>F</b>										
(1-20) <b>G</b>										
63		73								

**Top actions you can take to save money and make your home more efficient**

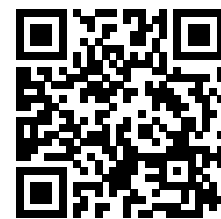
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
2 Heating controls (room thermostat)	£350 - £450	£ 315
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 231

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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