

17 Heath Road, Sandbach Cheshire CW11 2JD



Freshly decorated and new carpets throughout! New Shower Room Fitted! This detached true bungalow sits on a good size plot and is very well presented with several gorgeous character features, situated a short walk from Sandbach town centre. Accommodation briefly comprises; entrance hallway, L shaped lounge/dining room, fitted kitchen, shower room and two bedrooms. Externally there is ample driveway parking, and gardens to the front and rear. Viewing strongly recommended!

Sandbach is a historical market town located within the South of Cheshire. Quaint shops and half-timbered Tudor pubs decorate the town's classic Cobbles which also play host to the bustling market on Thursdays. With a strong community spirit, many local amenities and fantastic eateries, Sandbach is the perfect location to buy your next property. It also provides excellent commuting links, with the centre itself sat only one mile from junction 17 of the M6 motorway and only a short drive to Sandbach train station, with quick and easy commuting links to Manchester, Crewe and Stoke-on-Trent.

£280,000

17 Heath Road, Sandbach, Cheshire, CW11 2JD

Entrance

UPVC double glazed door.

Hallway

Dado rail, radiator, and two wall light points.

L Shaped Lounge/ Dining Room (25'8" x 17" overall measurement)

Lounge Area 17' x 13'

Dining Area 9'10" x 8'7"

Double glazed windows to rear and side elevations, double glazed French doors with side panels to the rear garden. Cheshire brick exposed chimney breast with electric fire, dado rail, exposed beams, and five wall light points.



Kitchen 13' x 9'7"

Fitted with a range of wall, base and draw units, space for range style cooker, inset 1 ½ bowl sink unit, tile splashbacks, tile floor, two UPVC double glazed windows to the rear, UPVC double door to side and extractor fan.



Bedroom One 10' x 8'3 (excluding wardrobes)

Comprehensive range of fitted wardrobes and drawer units, dado rail, radiator and double-glazed bow window to the front.



Bedroom Two 10' x 10'

Dado rail, radiator and double-glazed bow window.



Shower Room

Fitted with a three-piece suite comprising; shower enclosure, vanity wash hand basin and low-level WC.

Picture to follow.....

Exterior

Ample driveway parking, landscaped front garden with hedge boundaries, gate access leads to rear garden. York stone patio, steps lead up to lawned garden with established shrub borders, greenhouse all enclosed by panel and post fencing.



Front Garden



Viewing Arrangements:

Strictly by appointment through the selling agent, Red Dot Estates. Telephone 01260 276698.

Hours of Business:

Monday - Thursday	9.00 - 5.30
Friday	9.00 - 5.00
Saturday	9.00 - 2.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

Directions

From our Sandbach based office proceed to the roundabout on Middlewich Road and take the third exit, continue for approximately half a mile and then turn right on to St Peter's Rise, turn left at the end on to Lawton Way and Dean Close is the fifth turning on the left-hand side.

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