



INDEPENDENT ESTATE AGENTS



6 Heathlands
Hind Heath Road
Sandbach
Cheshire
CW11 3LG

£359,995



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE

Built to Miller Homes 'Buttermere' design this stunning five bedroom, three bathroom detached family home has a large open plan Dining Kitchen that most buyers dream of! Call us today for more information on this popular development.

Agents Remarks

A short walk from Sandbach's cobble squares and historic buildings, these attractive three, four and five bedroom homes on the edge of Wheelock village are bounded by the picturesque Trent and Mersey Canal to the south, with the River Wheelock just beyond. Close to both the M6 and the National Cycle Network, and less than five miles from Crewe, this inviting new neighbourhood blends rural calm with excellent transport links.

This Buttermere design house features a bay window Lounge and a spectacular open-plan Kitchen and Breakfast area with its French doors leading to the garden and a separate Utility room, this is a home that combines contemporary style with enormous amenity. Three of the five bedrooms have en-suite showers, making the creation of an invitingly luxurious guest suite option. .

Sandbach

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

Directions

SAT NAV: CW11 3LG

ACCOMMODATION

Entrance Hall

UPVc front door with multi locking system.

Lounge 11'2" x 19'5" (3.40m x 5.92m)



With large UPVc double glazed bay window to front elevation, T.V socket, BT socket, ceiling light point, radiator.

Kitchen 16'0" x 9'9" (4.88m x 2.97m)



UPVc double glazed window to rear elevation, LED downlighters, radiator, contemporary mix of wall and base units with PVC edged worktop and upstand, stainless steel sink, Zanussi induction hob with extractor fan over and black glass splashback, stainless steel double multi function fan oven, integrated fridge freezer, integrated dishwasher, LED under cabinet lights, brushed stainless steel sockets and switches.

Breakfast Area 13'3" x 9'9" (4.04m x 2.97m)

Ceiling light point, radiator, UPVc double glazed French doors to the rear garden.

Utility Room 5'6" x 6'5" (1.68m x 1.96m)

Space and plumbing for washing machine, stainless steel sink, contemporary base units, UPVc door leading to side elevation, LED downlighters.

Cloakroom 5'6" x 3'0" (1.68m x 0.91m)

White suite comprising of low level WC, pedestal hand wash basin with tiled splashback, LED downlighters, radiator and UPVc double glazed window to side elevation.

Garage

Door leading from Hallway to double garage with up and over doors.

FIRST FLOOR

Landing

With linen cupboard and storage cupboard and smoke alarm.

Bedroom One 9'2" x 17'0" (2.79m x 5.18m)



T.V Socket, radiator, ceiling light point, UPVc double glazed window to front elevation

En-suite 6'1" x 6'7" (1.85m x 2.01m)

With white suite, incorporating a low level W.C, pedestal wash hand basin, half tiled walls, fully tiled shower enclosure with wall mounted thermostatic bar style shower, LED downlighters, UPVc double glazed frosted window to rear elevation.

Bedroom Two 11'2" x 11'11" (3.40m x 3.63m)



Radiator, ceiling light point, UPVc double glazed window to front elevation.

En-suite 5'4" x 6'8" max (1.648 x 2.055 max)

With white suite, incorporating a low level W.C, pedestal wash hand basin, half tiled walls, fully tiled shower enclosure with wall mounted thermostatic bar style shower, LED downlighters, UPVc double glazed frosted window to front elevation.

Bedroom Three 10'6" x 10'0" (3.201 x 3.053)



Ceiling light point, radiator, UPVc double glazed window to rear elevation

En-suite 7'10" x 3'11" (2.388 x 1.210)

With white suite, incorporating a low level W.C, pedestal wash hand basin, half tiled walls, fully tiled shower enclosure with wall mounted thermostatic bar style shower, LED downlighters.

Bedroom Four 8'4" x 10'4" max (2.556 x 3.173 max)



Ceiling light point, radiator, UPVc double glazed window to front elevation.

Bedroom Five 10'8" x 6'6" (3.255m x 2.002m)

Ceiling light point, radiator, UPVc double glazed window to rear elevation.

Family Bathroom 6'7" x 6'6" (2.008 x 2.002)



White suite comprising panelled bath, vanity unit with wash hand basin over, low level WC, half tiled walls, LED downlighters, UPVc double glazed frosted window to rear elevation.

OUTSIDE

Front

Mainly laid to lawn with pathway leading to UPVc front door with multi locking system, door bell and porch light,driveway providing off road parking.

Rear

Fenced boundary.

Tenure

Freehold