



14 Hind Heath Road

CW11 3LG

Guide Price £235,000



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STEPHENSON BROWNE

Having undergone a schedule of improvements this characterful Victorian 3/4 bed semi-detached home offers a great deal of space and particularly large room dimensions. Offered for sale with no onward chain.

Agents Remarks

Situated within the Village of Wheelock this substantial home has NO CHAIN INVOLVED so you can call us now to arrange a viewing.

The extensive accommodation briefly comprises; GROUND FLOOR: Entrance Hallway with original tiled flooring, Dining room with bay window, Lounge with a cast iron log burner, Kitchen, modern Bathroom. FIRST FLOOR: large Landing area with potential to convert into the loft space, Bedroom One, Box Room/Dressing Room with scope to create an En-Suite, Bedroom Two, Bedroom Three, modern Shower Room.

Outside the rear garden is paved for ease of maintenance.

The property has recently been fully refurbished with newly fitted bathrooms and flooring meaning it is ready to move straight in to. Definitely one to view for full appreciation of size and location.

Location

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

From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. Take the second exit at the third roundabout onto Crewe Road and continue for approximately 1 mile before turning right into Hind Heath Road. The property will be found on your right hand side.

SAT NAV: CW11 3LG

ACCOMMODATION

Entrance Hall

12'11" in length (3.96 in length)

Original tiled flooring. Radiator. Ceiling light point. Door to dining room.

Lounge

13'10" x 12'11" (4.22 x 3.96)

Inset cast iron log burner with timber mantle above and stone flagged hearth. Two UPVc double glazed windows. Telephone point. Radiator. Ceiling light point. Natural wood effect flooring.





Dining Room

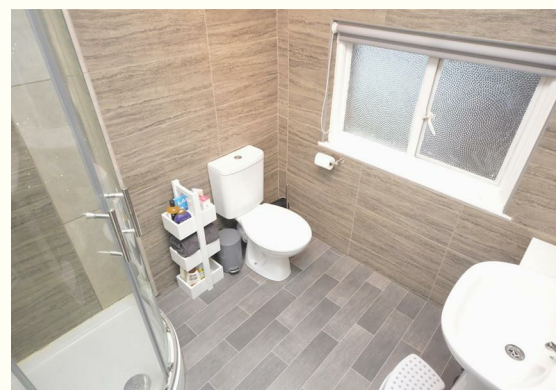
14'9" x 12'0" max (4.52 x 3.66 max)

UPVc double glazed bay window. Ceiling light point. Radiator. Original coving to ceiling. Wood effect flooring.

Kitchen

13'5" x 10'0" (4.11 x 3.05)

Fitted with a range of light wooden fronted wall and base units with contrasting worktops above and inset stainless steel sink unit and mixer tap and tiled surrounds. Integrated cooker and four ring ceramic hob above. Extractor hood. Plumbing for washing machine. UPVc double glazed window. Radiator. Large under stairs walk in pantry with power and light and ceramic tiled flooring.



Bathroom

8'7" x 6'3" (2.64 x 1.91)

Fitted with a modern white suite comprising panel bath with mixer tap, pedestal wash basin and WC. Ceiling light point. Tiled surrounds. Frosted double glazed window. Wall mounted chrome ladder style radiator. Cupboard housing the Glow-Worm gas fired central heating boiler.

FIRST FLOOR

Landing

Ceiling light point. Radiator. Loft access point (large loft area ideal for conversion - subject to consent).

Bedroom One

12'0" x 11'10" (3.66 x 3.61)

Two UPVc double glazed windows providing natural light. Radiator. Ceiling light point.

Bedroom Two

13'10" x 10'5" (4.22 x 3.18)

Two UPVc double glazed windows. TV point. Ceiling light point. Radiator.

Bedroom Three

9'10" x 6'9" (3.00 x 2.08)

UPVc double glazed window. Radiator. Ceiling light point.

Box Room

8'0" x 4'0" (2.44 x 1.24)

UPVc double glazed window to the front. Ceiling light point.

Shower Room

6'7" x 6'3" (2.03 x 1.91)

Comprises corner shower cubicle with electric shower and sliding screen doors, WC and pedestal wash basin. Wall mounted white ladder style radiator. Fully tiled walls. Ceiling light point. Frosted window.

OUTSIDE

Front

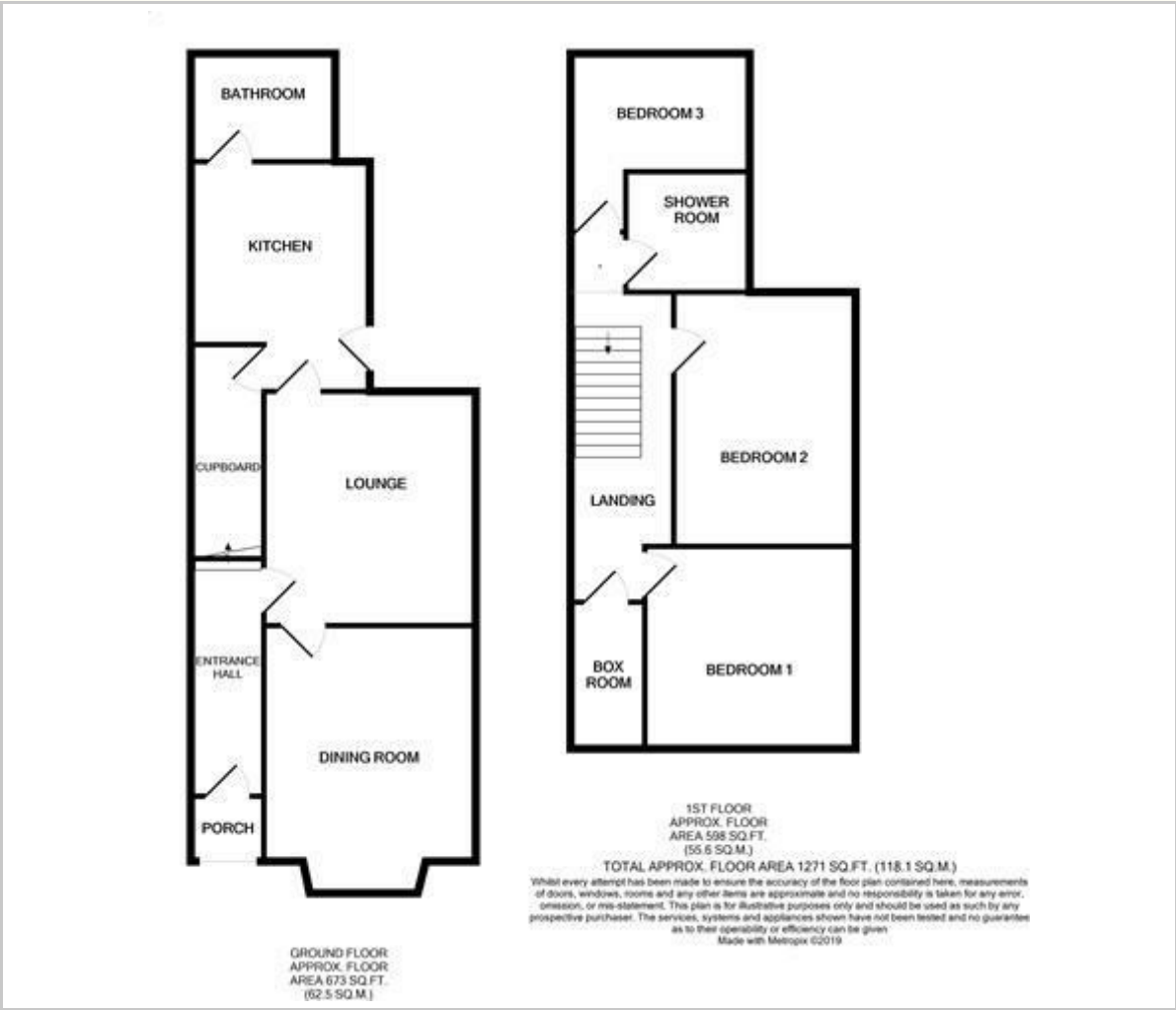
To the front of the property there is a tarmac drive providing off road parking and access to the front door.

Rear

The rear garden is paved with fenced boundaries, an excellent low maintenance area which also enjoys a good degree of privacy.



Floor Plan



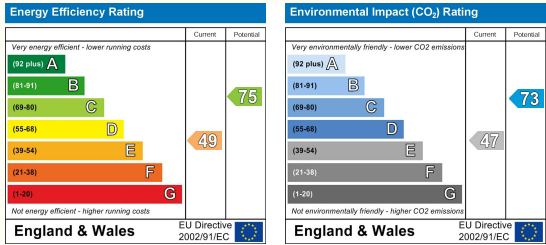
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk