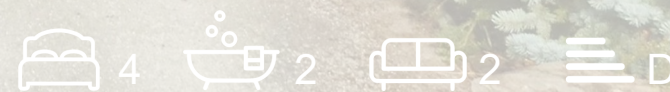


Lewis  
King



Roman Way, Sandbach, CW11 3EW

£390,000









£390,000

# Roman Way

Sandbach, CW11 3EW

- Impressively Spacious Family Home
- Extended with Sunroom to Rear
- Versatile Living Space
- Quiet Estate Location
- Huge Plot and Rear Garden
- First Floor Bathroom and Ground Floor Shower Room
- Council Tax Band D
- Close to Town Centre, Schools, and Shops

Boasting a huge plot and having been extended and improved by the current owners in recent years, this deceptively spacious detached home is found in a popular area a short distance from Sandbach town centre and is sure to impress with its versatility and the size of the accommodation on offer.



## Ground Floor

**Lounge** 12'5" x 22'7" (3.8 x 6.9)

**Kitchen** 11'5" x 10'9" (3.5 x 3.3)

**Sunroom** 24'7" x 10'9" (7.5 x 3.3)

**Utility Room** 8'2" x 7'6" (2.5 x 2.3)

**Bedroom Four** 8'2" x 9'10" (2.5 x 3)

## First Floor

**Bedroom One** 14'9" x 12'5" (4.5 x 3.8)

**Bedroom Two** 15'5" x 10'9" (4.7 x 3.3)

**Bedroom Three** 8'10" x 7'6" (2.7 x 2.3)

**Bathroom** 8'2" x 6'2" (2.5 x 1.9)



Directions

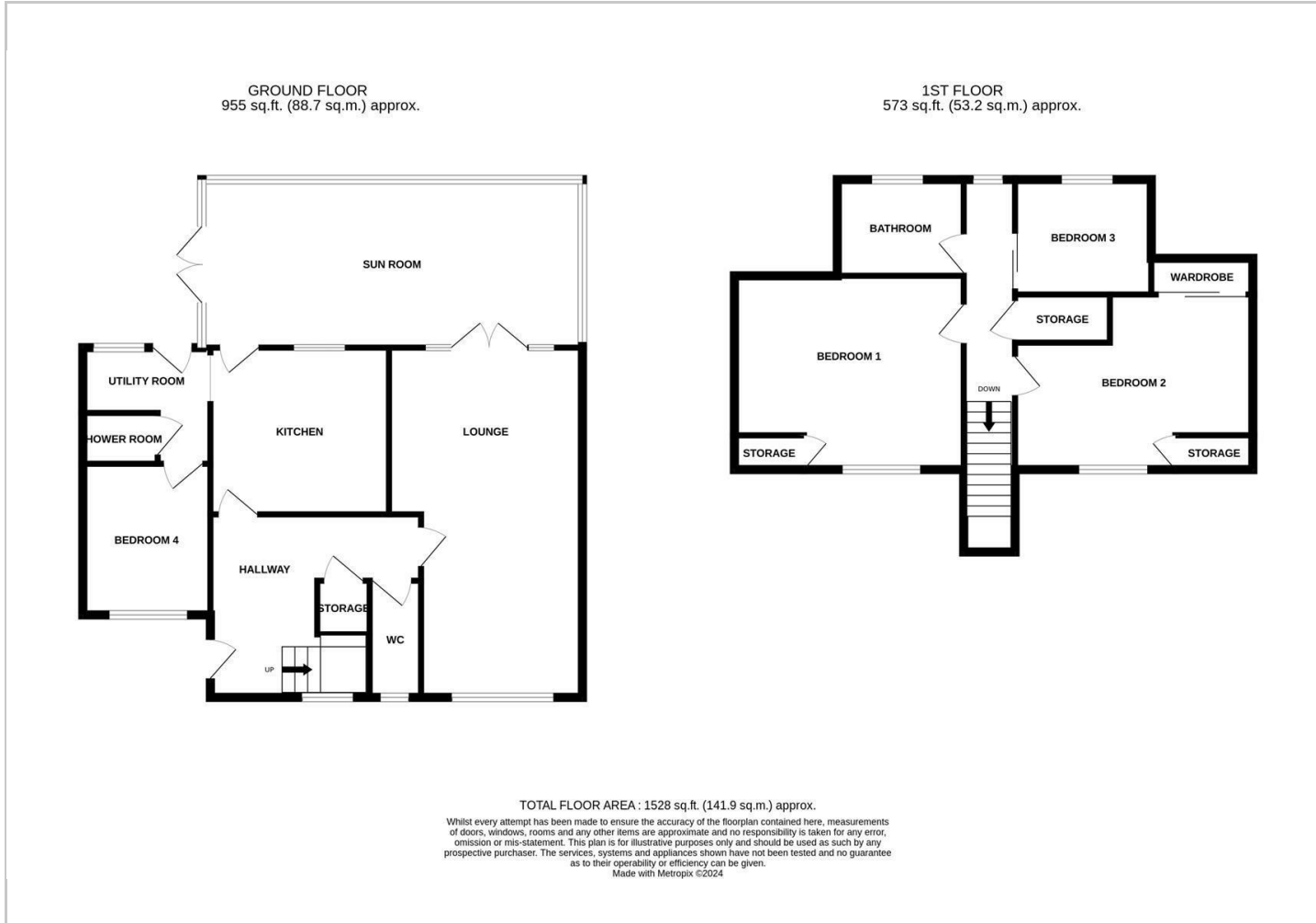








## Floor Plans



## 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.

## Location Map



## Energy Performance Graph

