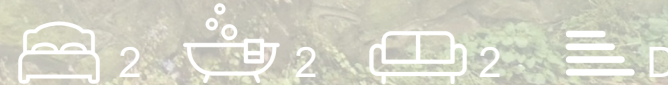


Lewis  
King



Hassall Road, Sandbach, CW11 1JH

Offers over £280,000









Offers over £280,000

# Hassall Road

## Sandbach, CW11 4HN

- Stunning Country Cottage
- Large Rear Garden
- Two Large Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Council Tax Band C
- Modernised Throughout Yet Filled With Character
- Off-Road Parking to Rear
- Log Burner Fireplace
- Close to Town Centre and Open Countryside

Beautifully presented and having been immaculately cared for and updated by the current owners, this stunning cottage enjoys an established position with open countryside on the doorstep yet has a lot more to it than initially meets the eye!

Dating back to 1911 this row of homes now known as Stafford Cottages is found in one of the premier spots in Sandbach with easy access to the town centre and M6 motorway yet remains a few seconds walk away from open countryside and some truly stunning nature walks.

Having been upgraded throughout and also boasting an oak car port to the rear with an extensive rear garden behind it, a log burning fireplace in the front lounge, an extended kitchen, and a shower room on the ground floor plus an en-suite bathroom on the first floor, there is little for any new owner to do other than stick the kettle on and sit back to enjoy their new home!

On the ground floor the property enjoys two large reception rooms with a log burner feature fireplace in the front room and an electric fireplace in the rear, leading into a large and modern kitchen complete with integrated fridge/freezer, double oven, 5 ring gas hob, and a dishwasher. From here there is a small utility room with space and plumbing for a washing machine and dryer, and the ground floor is then completed by a shower room with low level WC and hand wash sink, all with tiled splash backs.

On the first floor there are two huge double bedrooms, and the master bedroom is enhanced by a three-piece suite bathroom with a free-standing bath and jack and jill sink units.

Externally there is a small forecourt to the front with an attractive black and white tiled aesthetic giving a modern feel to the property from the minute you step through the gate, while to the rear there is off-road parking under the car port and a large rear garden complete with decked seating area and a large garden shed for storage.

To book a viewing or for more information please contact Lewis King Sandbach!



### Ground Floor

#### Lounge

11'9" x 11'5" (3.6 x 3.5)

#### Dining Room

11'9" x 11'1" (3.6 x 3.4)

#### Kitchen

6'2" x 16'0" (1.9 x 4.9)

#### Shower Room

5'6" x 4'7" (1.7 x 1.4)

### First Floor

#### Bedroom One

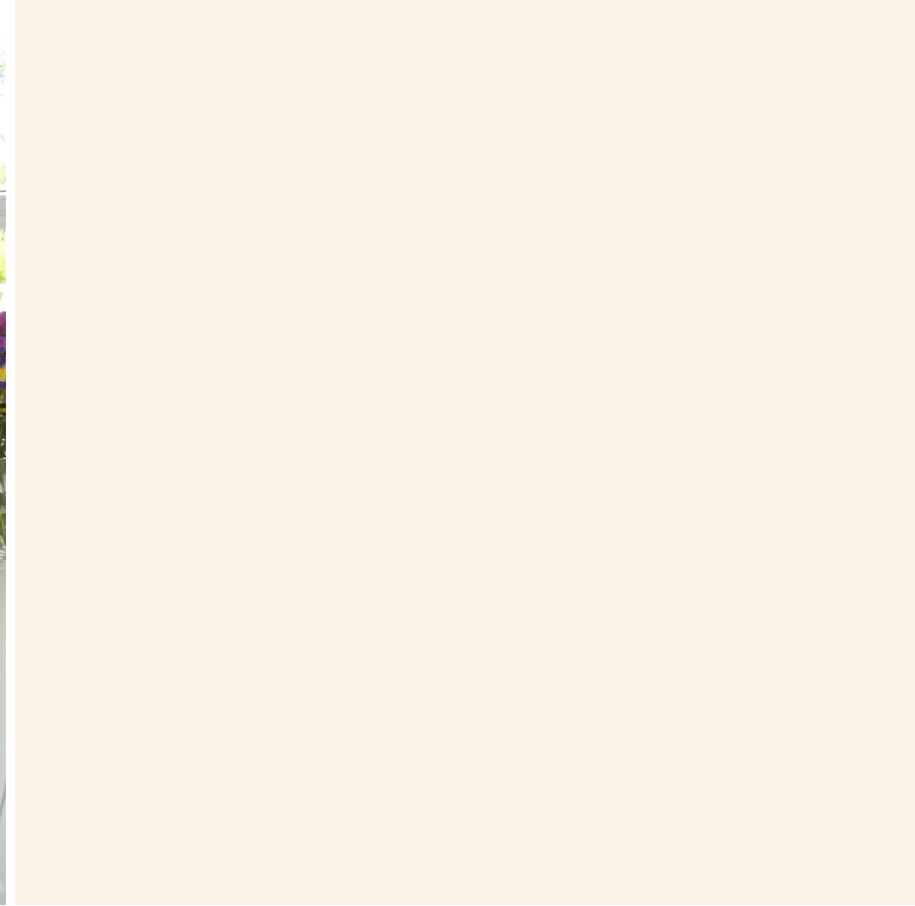
12'1" x 11'1" (3.7 x 3.4)

#### En-suite

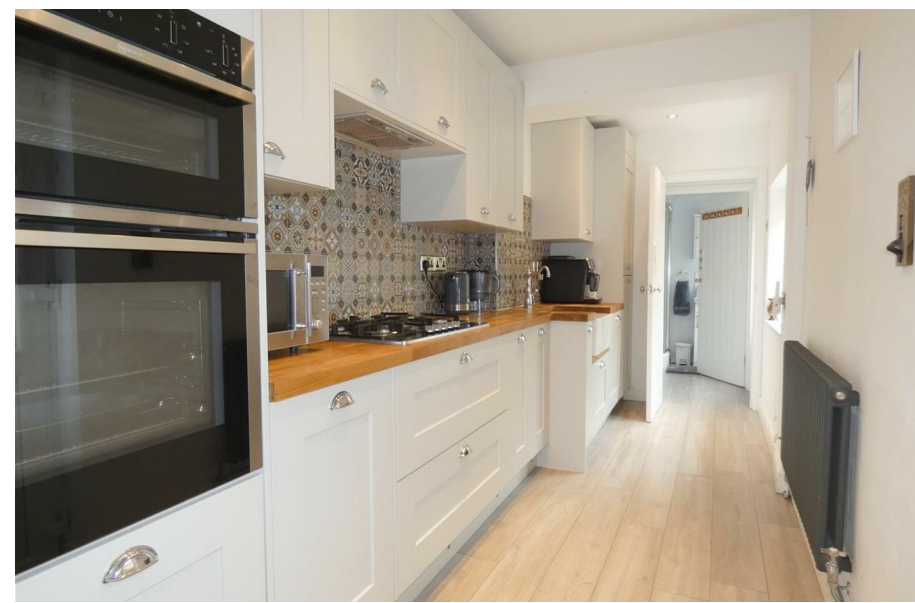
6'2" x 9'10" (1.9 x 3)

#### Bedroom Two

12'1" x 11'5" (3.7 x 3.5)



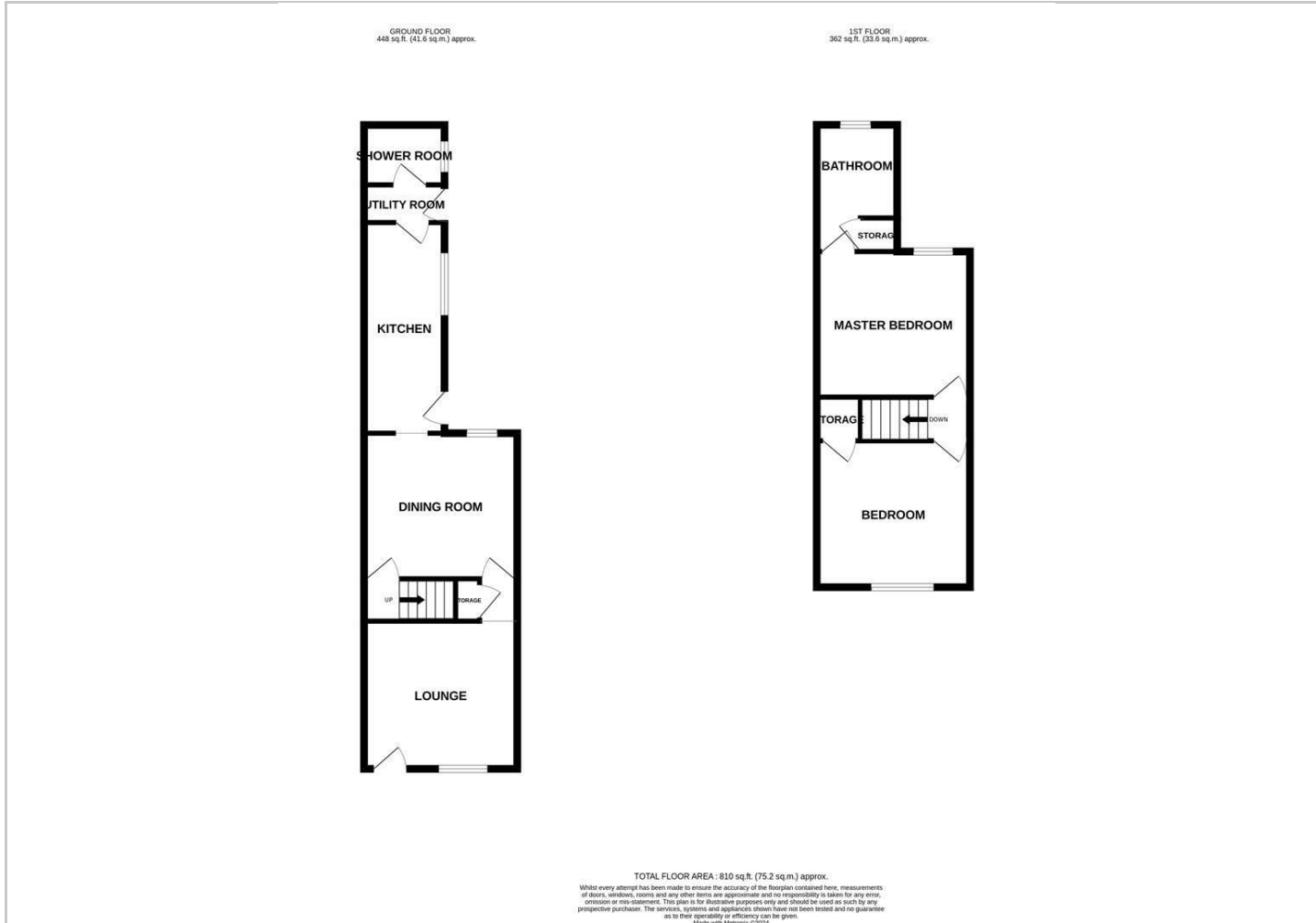
## Directions







## Floor Plans

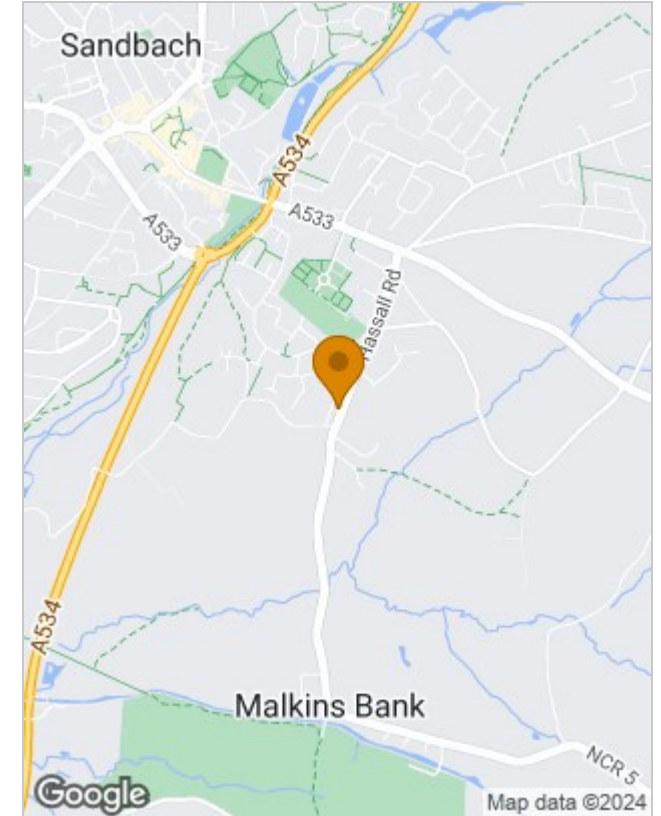


## Viewing

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

