

Lewis
King

Heron Way, Sandbach, CW11 3AU

£230,000



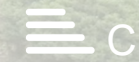
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£230,000

Heron Way

Sandbach, CW11 3AU

- South-Facing Garden
- Updated Kitchen
- Close to Countryside
- Off-Road Parking
- Modern Estate
- Council Tax Band C

Beautifully presented and found at the top of a modern, quiet, and family-friendly estate on the outskirts of Sandbach, this lovely home also boasts a south-facing garden plus two allocated parking spaces to the front. An ideal find for any aspiring first-time buyer or small family alike!

Having been upgraded by the current owners with a new kitchen 12 months ago with integrated AEG appliances including oven, induction hobs, microwave, fridge, freezer, dishwasher, and washing machine, there is little for any new owner to do other than sit back and enjoy their new home!

The property is entered via a bright and wide entrance hall leading to the lounge complete with bay window on the left, and the kitchen/diner complete with breakfast bar on the right, while also having access off the hallway to a ground floor WC.

On the first floor there are two large double bedrooms with ample space for free-standing wardrobes, plus a third single bedroom. The accommodation is completed by a three-piece suite family bathroom with shower over the bath and tiled splash backs.

Externally there are two parking spaces to the front of the property while the rear can be accessed via a side gate where you will find a low maintenance lawn with artificial grass, flowered borders, a garden shed, and patio seating area, all enjoying a private outlook to the rear.

To arrange a viewing or for more information please call Lewis King at your earliest convenience.



Ground Floor

Lounge

10'2" x 15'1" (3.1 x 4.6)

Kitchen/Diner

10'5" x 15'1" (3.2 x 4.6)

First Floor

Bedroom One

13'1" x 8'2" (4 x 2.5)

Bedroom Two

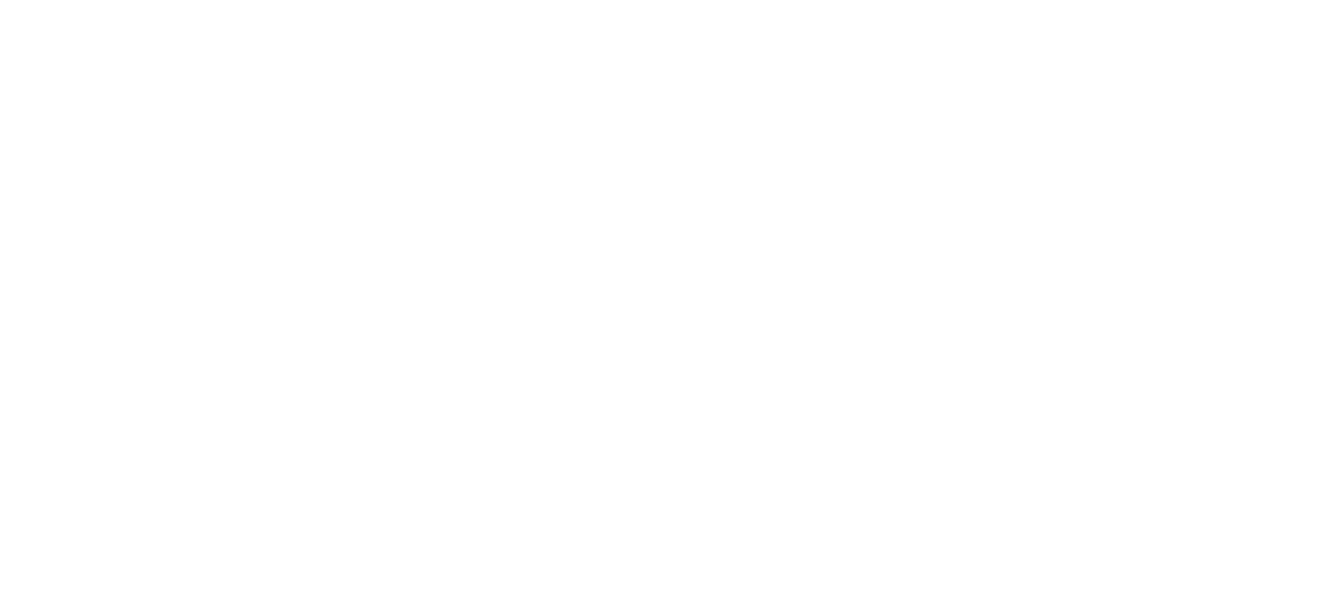
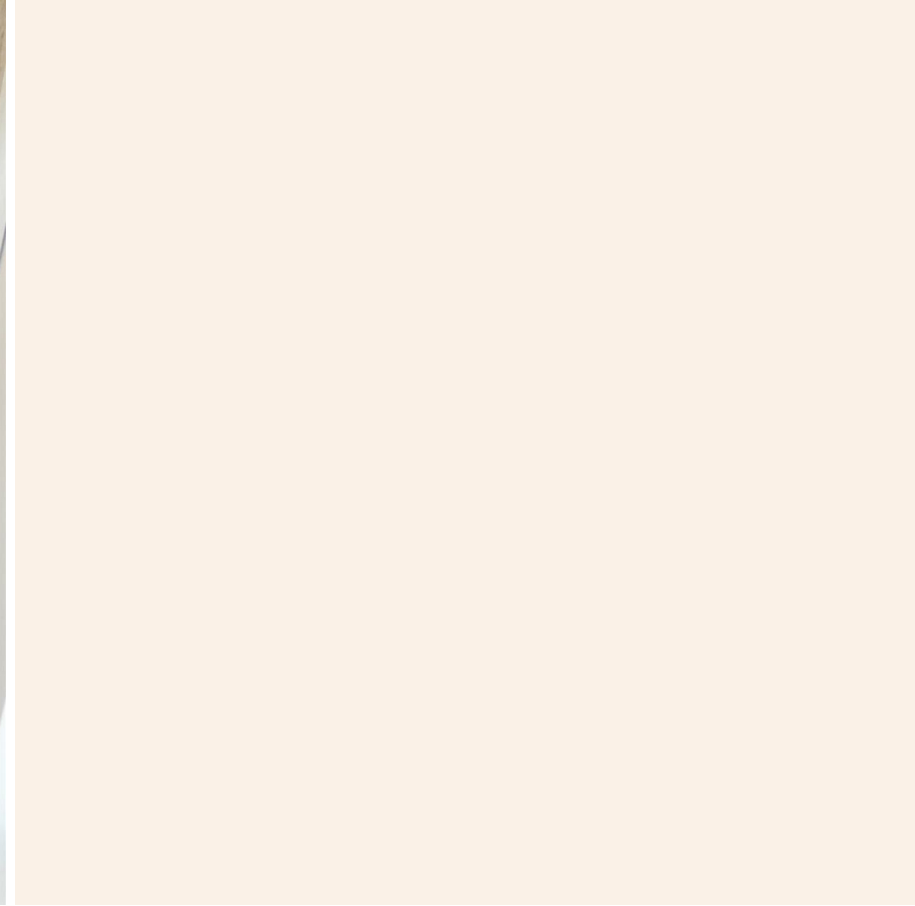
11'5" x 8'2" (3.5 x 2.5)

Bedroom Three

7'6" x 6'6" (2.3 x 2)

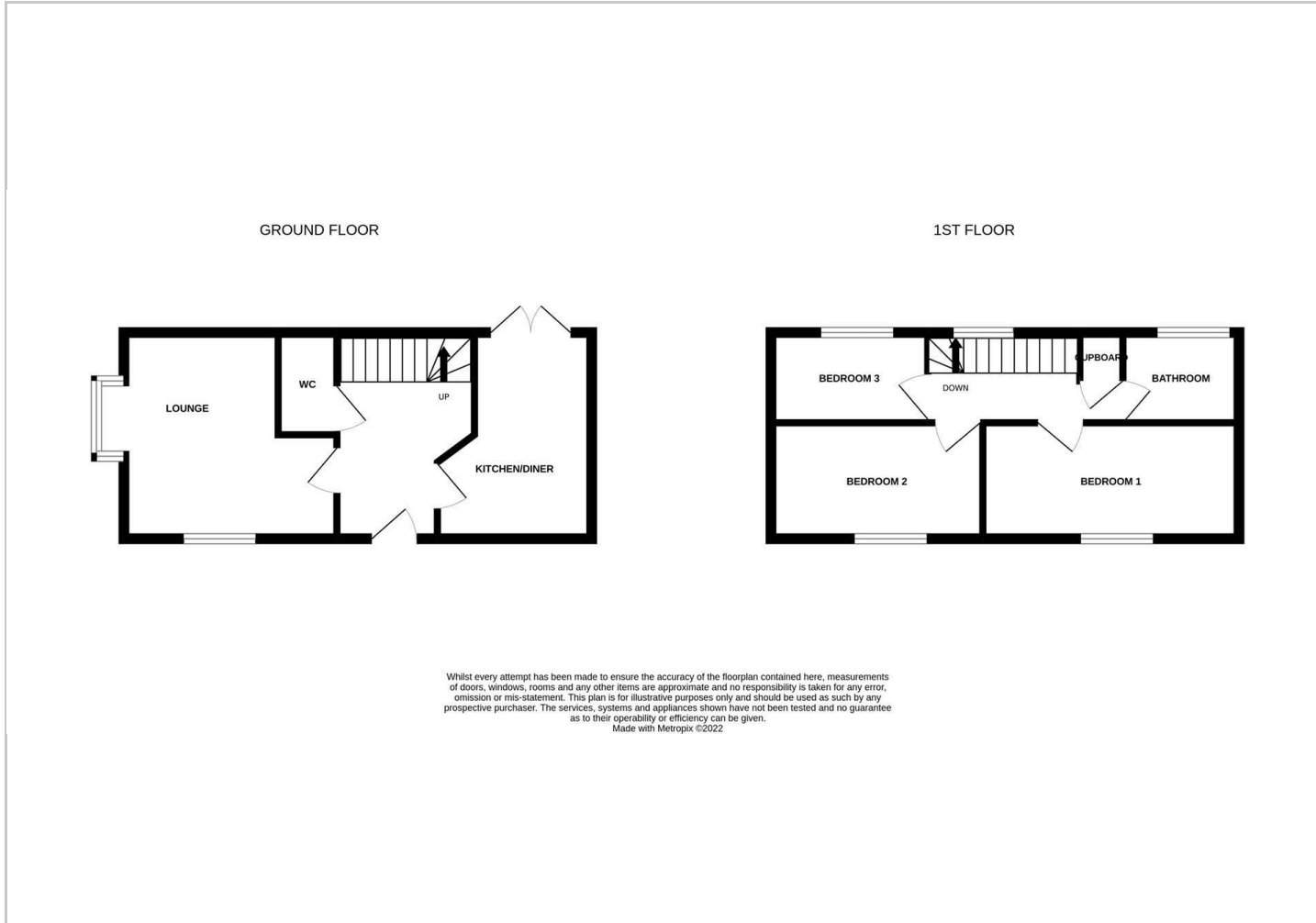
Bathroom

6'6" x 5'10" (2 x 1.8)

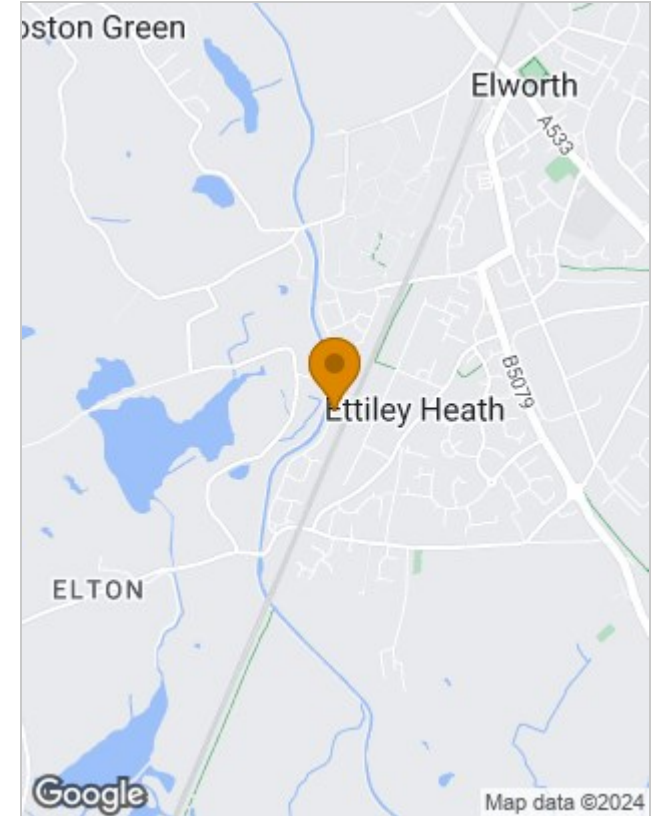




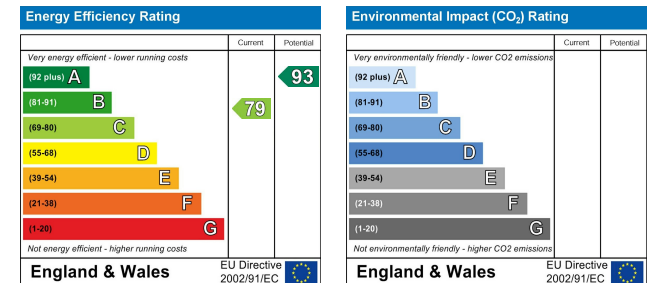
Floor Plans



Location Map



Energy Performance Graph



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.