

Lewis  
King



Hassall Road, Sandbach, CW11 4HN

£250,000





# Hassall Road

## Sandbach, CW11 4HN

- Charming Country Cottage
- Two Large Bedrooms plus Attic Room
- Detached Garage
- Excellent Location
- Two Reception Rooms
- Huge Garden
- Off-Road Parking
- Council Tax Band C

\*\*\*\*No Chain\*\*\*\* This delightful cottage blends classic charm with modern comforts, perfect for couples, small families, or those looking to downsize. 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.

As you enter, you'll be greeted by two inviting reception rooms, ideal for relaxing or entertaining guests. The lounge boasts a cozy log burner, creating a warm and welcoming atmosphere, while the open-plan kitchen area provides a functional and stylish space for meal preparation and dining.

Upstairs, you'll find two generously sized bedrooms, both offering plenty of natural light and ample space for furnishings. The first-floor bathroom features a contemporary three-piece suite, ensuring convenience and comfort.

In addition to this there is also a converted attic room accessed via a pull-down ladder from the landing which would make excellent use as a home office or just a handy storage space. Complete with 3 velux skylights there is plenty of natural light and with laminate flooring is ready for use straight away.

To the rear of the property, there is a modest yard area with space for seating and external storage also, followed by a surprisingly long garden complete with another patio seating area ideal for enjoying outdoor living. Additionally, the detached garage provides extra storage, with off-road parking in front of it adding further practicality.

This charming cottage offers the perfect blend of character and functionality in a desirable location. Early viewing is highly recommended.

£250,000



### Ground Floor

Lounge 11'9" x 11'9" (3.6 x 3.6)

Dining Room 11'9" x 11'9" (3.6 x 3.6)

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

### First Floor

Bedroom One 11'9" x 11'9" (3.6 x 3.6)

Bedroom Two 8'2" x 11'9" (2.5 x 3.6)

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

Attic Room 9'10" x 13'9" (3 x 4.2)



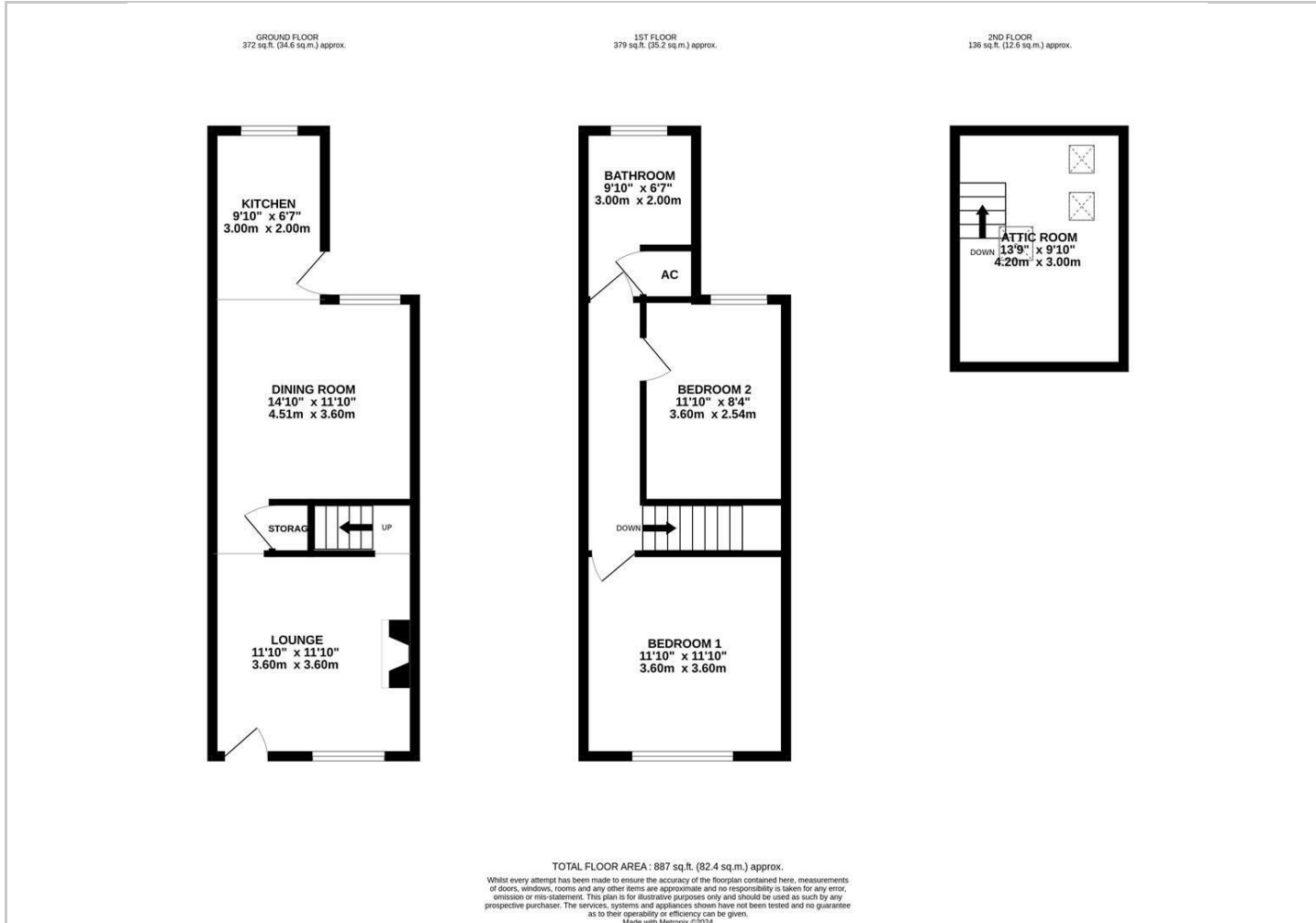
Directions



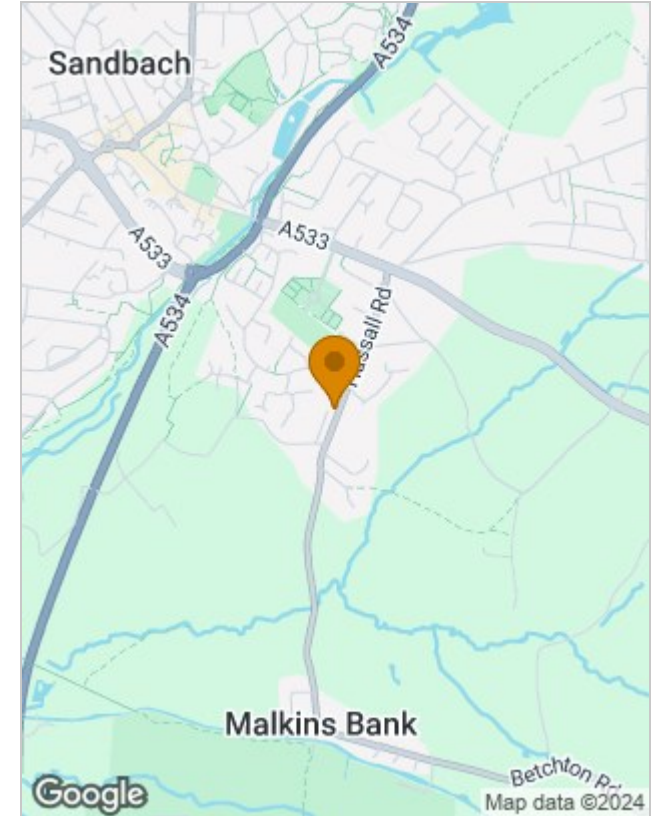


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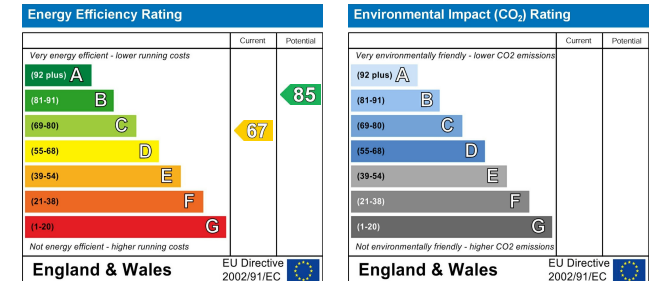
## Floor Plans



## 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.