

Lewis  
King



8 Heather Way, Sandbach, CW11 4BU

**£200,000**









# 8 Heather Way

## Sandbach, CW11 4BU

- Immaculate and Modern Home
- Two Double Bedrooms
- Off-Road Parking for Two Cars
- Freehold Home
- Great for First-Time Buyers
- Spacious Rear Garden
- Short Walk from Sandbach Town Centre
- Council Tax Band B

Immaculately presented and found on a quiet and modern estate just a 15-minute walk from the centre of Sandbach, this lovely home is sure to be popular, and early viewing is highly recommended!

With off-road parking for two vehicles at the front and a spacious rear garden, the external space impresses before you even set foot inside this home. The internal accommodation will also excite as you look around the large living room and open-plan kitchen/diner on the ground floor. Plus, with two double bedrooms on the first floor there is a lot more to this home than initially meets the eye.

The accommodation itself is accessed via a large and welcoming separate entrance hall with stairs leading to the first floor and access off to a ground floor WC. The large living room then follows with enough space for a multiple seating spaces and access off to a large understairs storage cupboard, while at the rear of the property there is a modern kitchen/diner with French doors opening to the garden. In the kitchen there is space and plumbing for a fridge/freezer, washing machine, and a dishwasher, plus there is an integrated oven and four ring gas hobs.

On the first floor as mentioned above there are two large double bedrooms to both the front and rear elevations. The second bedroom also enjoys a built-in storage cupboard. The accommodation is then completed by a three-piece suite family bathroom with a shower built over the bath and tiled splash backs.

To arrange a viewing or for more information then please contact Lewis King Estate Agents at your earliest convenience!

£200,000



### Ground Floor

**Lounge** 9'6" x 15'1" (2.9 x 4.6)

**Kitchen/Diner** 12'9" x 8'2" (3.9 x 2.5)

### First Floor

**Bedroom One** 12'9" x 8'2" (3.9 x 2.5)

**Bedroom Two** 12'9" x 8'6" (3.9 x 2.6)

**Bathroom** 5'6" x 6'2" (1.7 x 1.9)





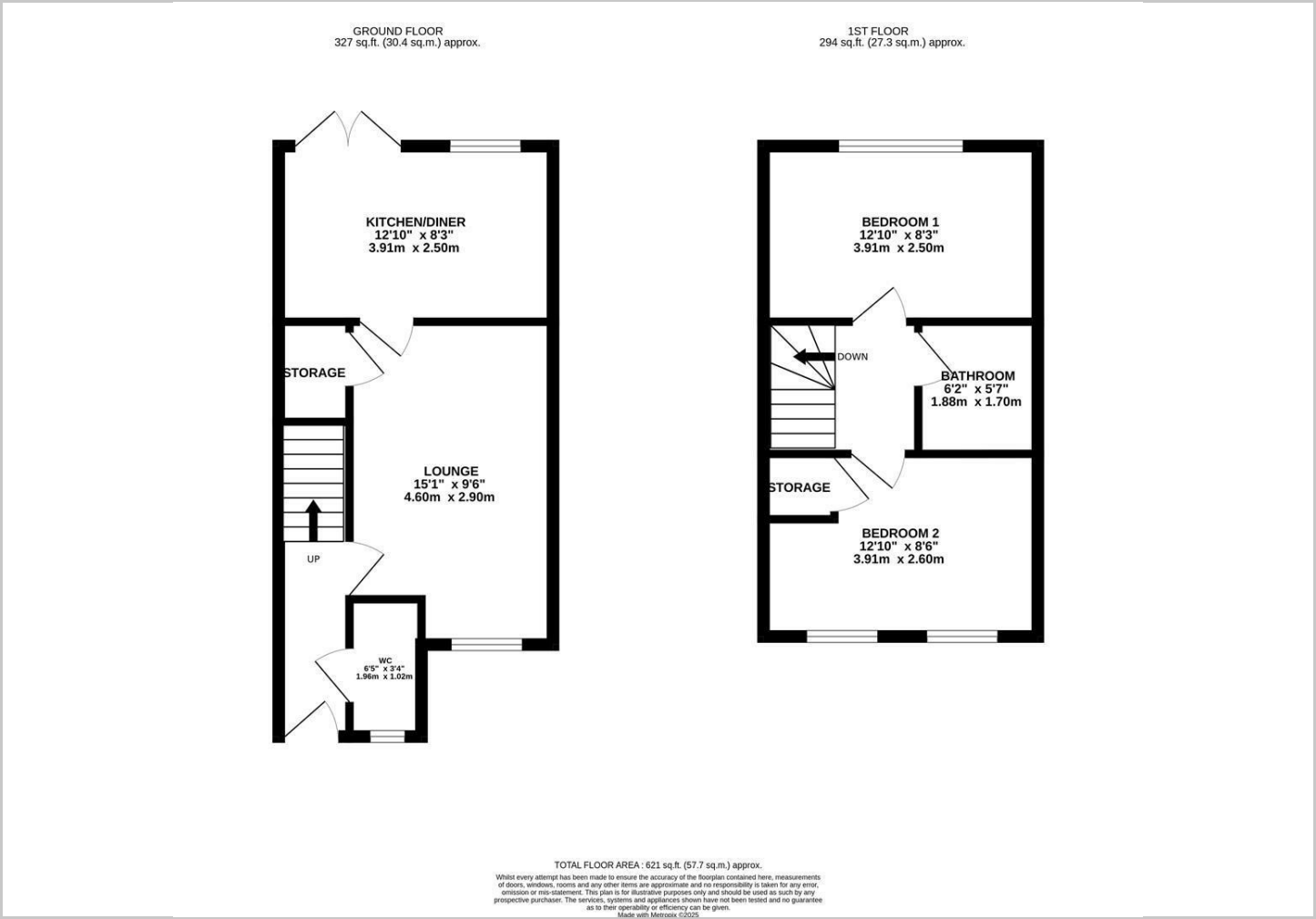
Directions



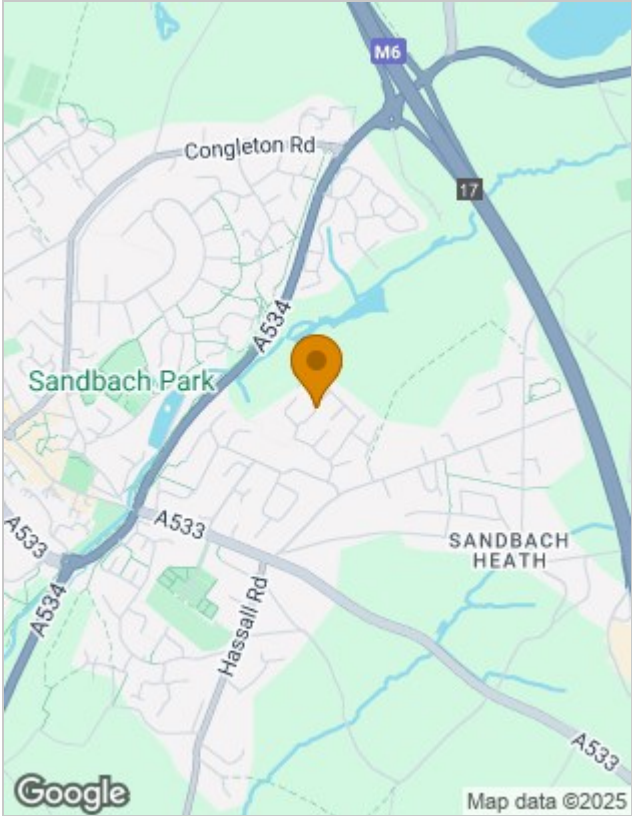




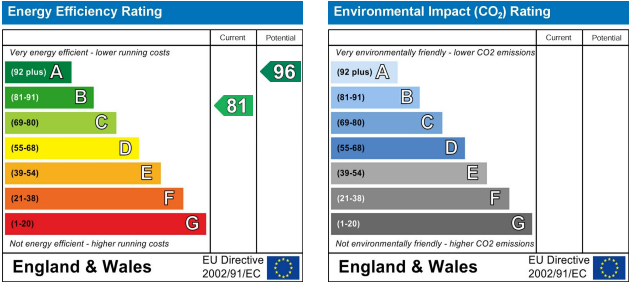
Floor Plans



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.