

chrishamriding

lettings & estate agents



12 Holly Blue Road, Sandbach, CW11 4AF

Offers In The Region Of £299,950

NO ONWARD CHAIN - Take a few moments to witness everything in this fantastic property by watching our HD video tour...you will not be disappointed!

Here at Chris Hamriding we are pleased to bring to the market this fantastic three bedroom townhouse, constructed by Barratt Homes to their 'Stamford' Design on the increasingly popular 'J One Seven' development. The development is handily placed for Sandbach town centre along with its highly regarded schooling, transport links and day-to-day amenities.

The property still has a few years of NHBC warranty remaining and has been maintained to exceptionally high standards by the current owners, still in show home condition! Offering well-planned, deceptive accommodation arranged over three floors.

Many notable features accompany the property including energy efficient gas central heating (recently serviced boiler circa July '24) and double glazing, engineered oak style flooring to the majority of the ground floor, a downstairs cloakroom, a contemporary style fitted kitchen incorporating a number of integrated appliances, a deep built-in under stair storage cupboard off the lounge area, a walk-in bay with French doors to the rear garden from the lounge area and built-in wardrobes to two of the three bedrooms. The principal suite on the top floor is spectacular with plenty of amenity space, built-in storage cupboards in addition to the aforementioned wardrobes in the dressing area and stunning en-suite shower facilities.

Hall

WC

Kitchen 12'9" x 6'2" (3.91 x 1.90)

Lounge 19'2" x 12'11" (5.85 x 3.96)

First Floor Landing

Bedroom three 9'10" x 12'11" (3.01 x 3.96)

Bedroom two 11'2" x 12'11" (3.42 x 3.96)

Jack and Jill bathroom

Second Floor Landing

Master Bedroom 19'1" x 12'11" (5.83 x 3.96)

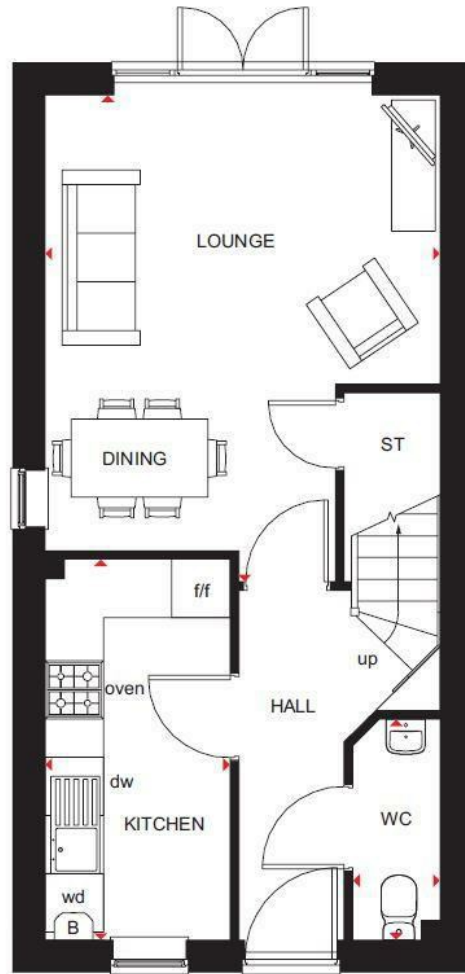
Dressing area 6'6",275'7" x 6'0" (2,84 x 1.83)

Ensuite

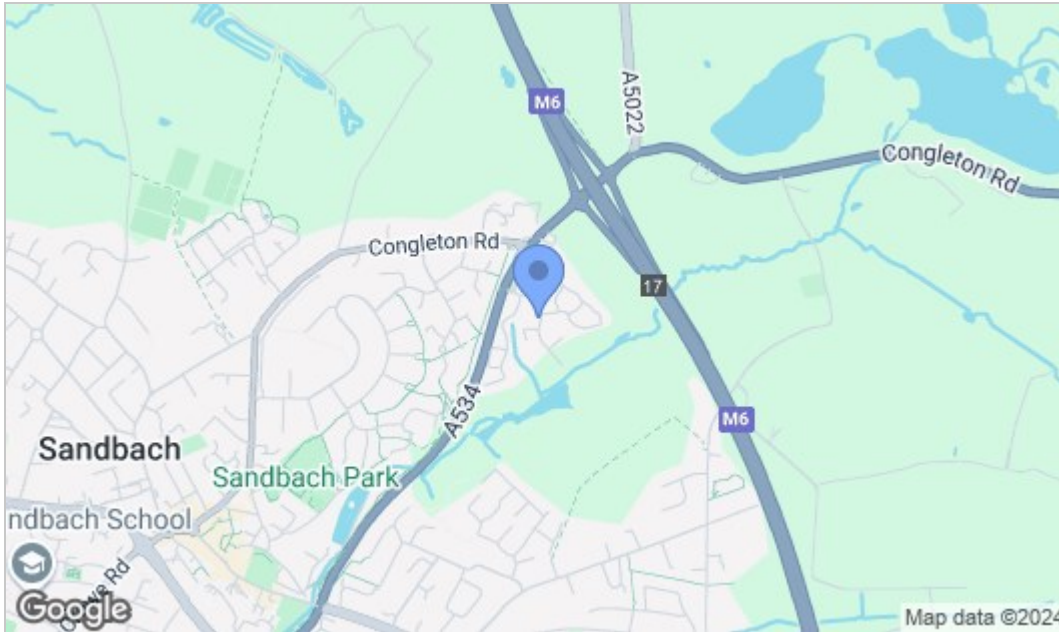
Driveway

Front and rear gardens

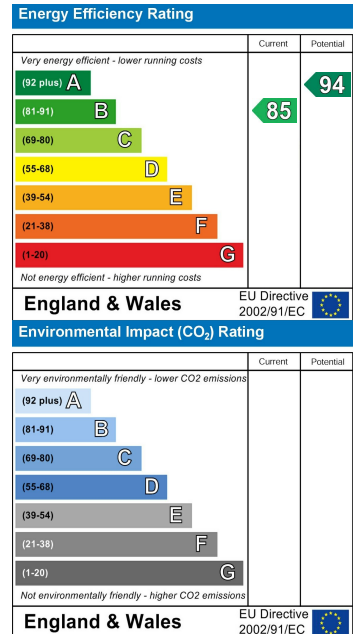
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.