



## 16 Heron Way, Sandbach, CW11 3AU

### Offers In The Region Of £235,000

WATCH OUR GUIDED VIDEO TOUR OF THIS TRULY WONDERFUL HOME IN AN IDYLIC AND CONVENIENT LOCATION!!

Sat proudly on a pleasant corner plot amidst this well regarded canal-side development, this home is a true credit to the current owner and is parented to showhome standards! Sure to suit a wide range of buyers needs, whether you're an upsized, downsizer, first timer or even savvy buy to let investor, this property will leave you wanting for nothing and offers immaculately presented and well proportioned accommodation across both floors. A light airy lounge is perfect for relaxing whilst the kitchen is the ideal place to entertain and cook up a storm with handy access into the gardens.. Completing the ground floor is a useful guest WC. Moving on up and you find three beautiful bedrooms accessed from the galleried landing. It's so worthy of note that many of the rooms on both floors are dual aspect ensuring a wealth of natural light washing through the home. Of particular note is the family bathroom, a luxurious space with a meticulous finish and even a built in sound system, what a way to start the day!

Outside the home you can enjoy the landscaped gardens all year round, perfect for gardeners, sun worshippers, dogs and children! There's also a useful driveway to the rear thus adding to the list of features this home enjoys/

Locally, a literal stones throw away are the towpaths of the local canal, your gateway to endless countryside! Excellent amenities and commuting links are also close by so don't delay, call our friendly team of property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Hall**

**WC**

**Lounge 9'11" x 15'1" (3.04 x 4.61m)**

**Kitchen dining 10'6" x 15'3" (3.22 x 4.65m)**

**First Floor Landing**

**Bedroom one 13'3" x 8'2" (4.04 x 2.51m)**

**Bedroom two 11'3" x 8'3" (3.45 x 2.52m)**

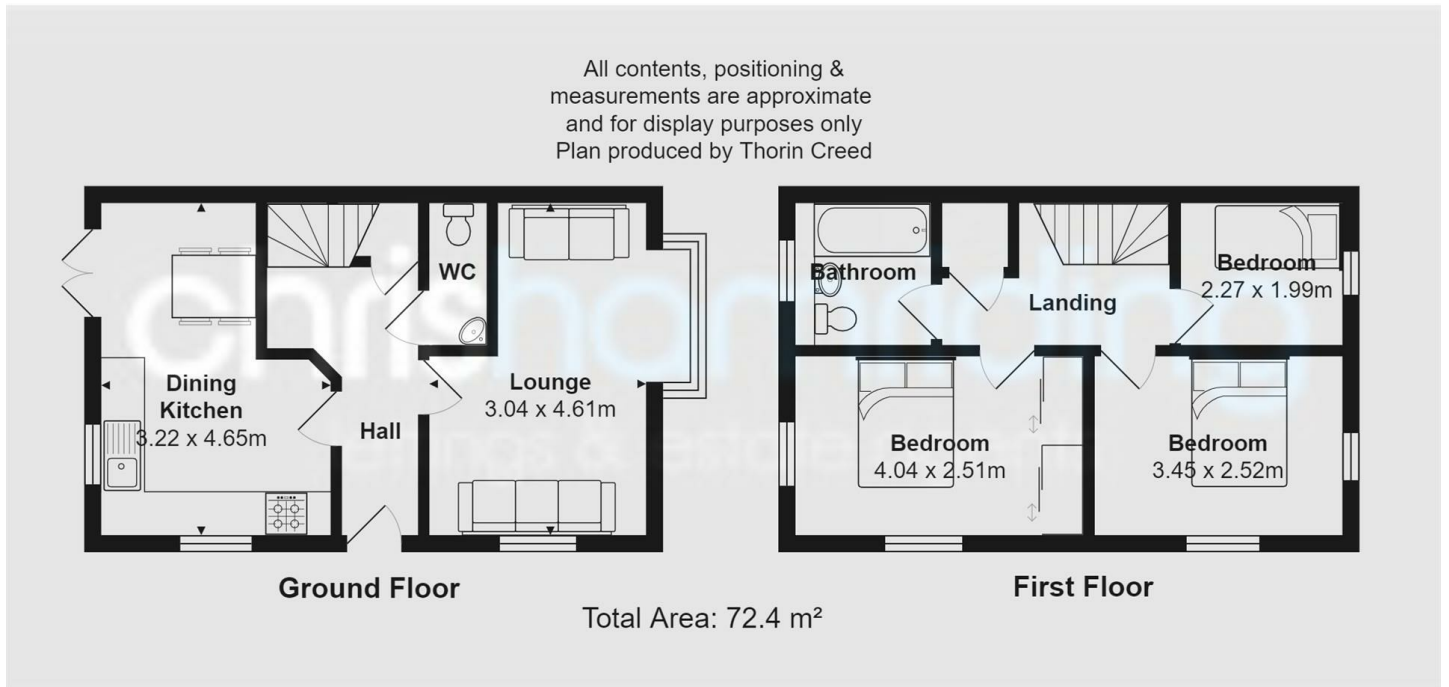
**Bedroom three 7'5" x 6'6" (2.27 x 1.99)**

**Bathroom**

**Driveway**

**Front and rear gardens**

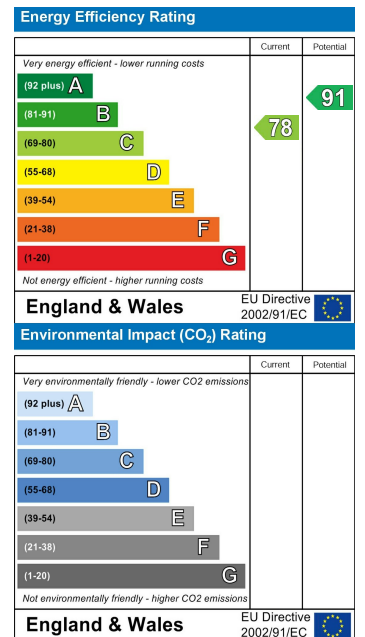
## Floor Plan



## 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.