



45 Barnton Way, Sandbach, CW11 3DF

£385,000

FREEHOLD TENURE & GREAT FAMILY LOCATION - Watch our HD video tour of this stunning, four bedroom, three bathroom family home conveniently positioned within the confines of Sandbach and Wheelock along with its wealth of leisure and day-to-day amenities. The property is also within catchment for Sandbach's highly regarded schooling for both primary and secondary students and only just a short drive to Sandbach Railway Station.

Arranged over two floors and offering over 1400 sq ft of accommodation internally and with a superb, private rear garden, this fantastic home is an ideal purchase for any upsizing family!

The ground floor has two formal reception rooms, with French doors to the dining room and a lovely bay to the lounge, a breakfast/kitchen complete with a range of branded, integrated appliances, a useful separate utility, a downstairs WC and useful internal access to the garage.

The first floor has four generous bedrooms, two of which benefit from en-suite shower facilities and the principal suite also has a range of built-in wardrobes. The remaining two bedrooms are handily placed for the family bathroom with its white sanitary ware and separate shower over the bath.

The loft space is huge and boarded with power, lighting and a velux window - it could be further utilised as additional office space, a play area or general storage as it is being used currently.

Accommodation

Entrance Hall

Lounge 16'11" x 10'11" (5.16 x 3.34)

Dining Room 13'3" x 10'11" (4.04 x 3.35)

Breakfast Kitchen 13'4" x 10'4" (4.08 x 3.16)

Utility Room 11'0" x 5'4" (3.36 x 1.64)

WC

First Floor Landing

Master Bedroom 15'9" x 14'0" (4.82 x 4.27)
(maximum)

En-suite

Bedroom Two 16'4" x 12'4" (4.98 x 3.78)

Ensuite

Bedroom Three 10'5" x 10'0" (3.18 x 3.05)

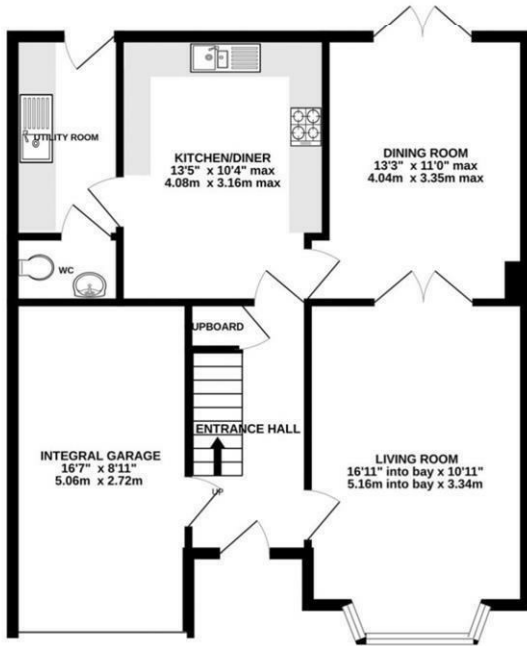
Bedroom Four 9'8" x 8'11" (2.97 x 2.74)

Family Bathroom

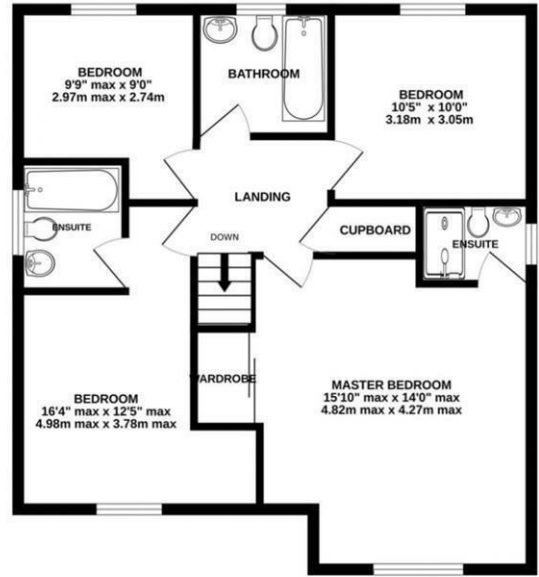
Integral Garage

Floor Plan

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

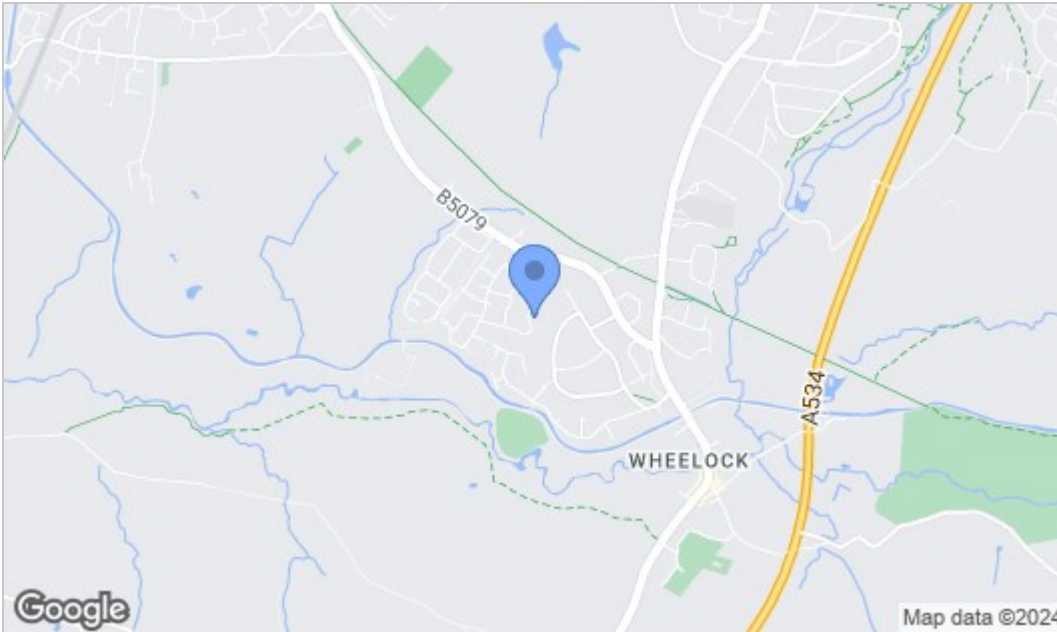


1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.

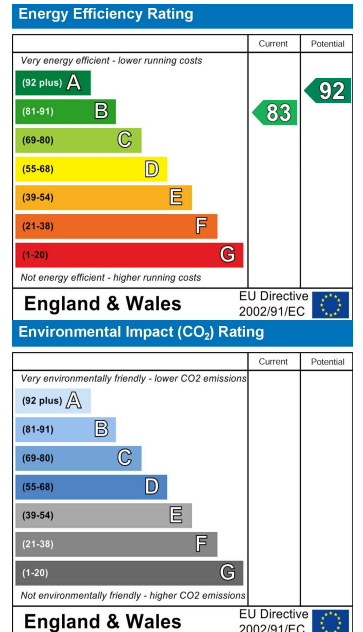


TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropro ©2024

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.

