

# chris hamriding

lettings & estate agents



## 22 Stringer Avenue, Sandbach, CW11 4HH

### Offers In The Region Of £190,000

Packed with potential, this lovely home is sure to be a hit, so take a few moments to enjoy our guided video tour to fully appreciate everything on offer!

Located in a popular, quiet and convenient residential cul-de-sac just off Hassall Road, this property offers huge amounts of value with masses of potential to create your dream home! Stringer Avenue finds itself conveniently situated for the bustling market town of Sandbach and enjoys miles of open countryside close by, you will also find great road links to neighboring Congleton, Crewe & Alsager, as well as being handily placed for the M6.

Enjoying very well-planned accommodation throughout, a sizeable driveway to the front and completely private gardens to the rear which also has a sunny, south-westerly aspect.

Internally, the home benefits from accommodation over the flying freehold, creating three generous double bedrooms upstairs, there really is plenty of space for any growing family! You'll also find a sizeable open-plan reception areas downstairs, a separate dedicated kitchen with French doors and a first floor bathroom with white sanitary ware.

The home has been extended to the rear in more recent times, creating a superb amount of entertaining space, whilst taking nothing away from the garden! The property is also double glazed throughout & has a modern, 'Worcester Bosch' boiler which is approximately 12 months old.

Accommodation

Entrance Hall 9'4" x 4'4" (2.845 x 1.343)

Open Plan Lounge/Diner 22'0" x 15'0" (6.712 x 4.582)

Kitchen 11'5" x 9'1" (3.485 x 2.772)

First Floor Landing

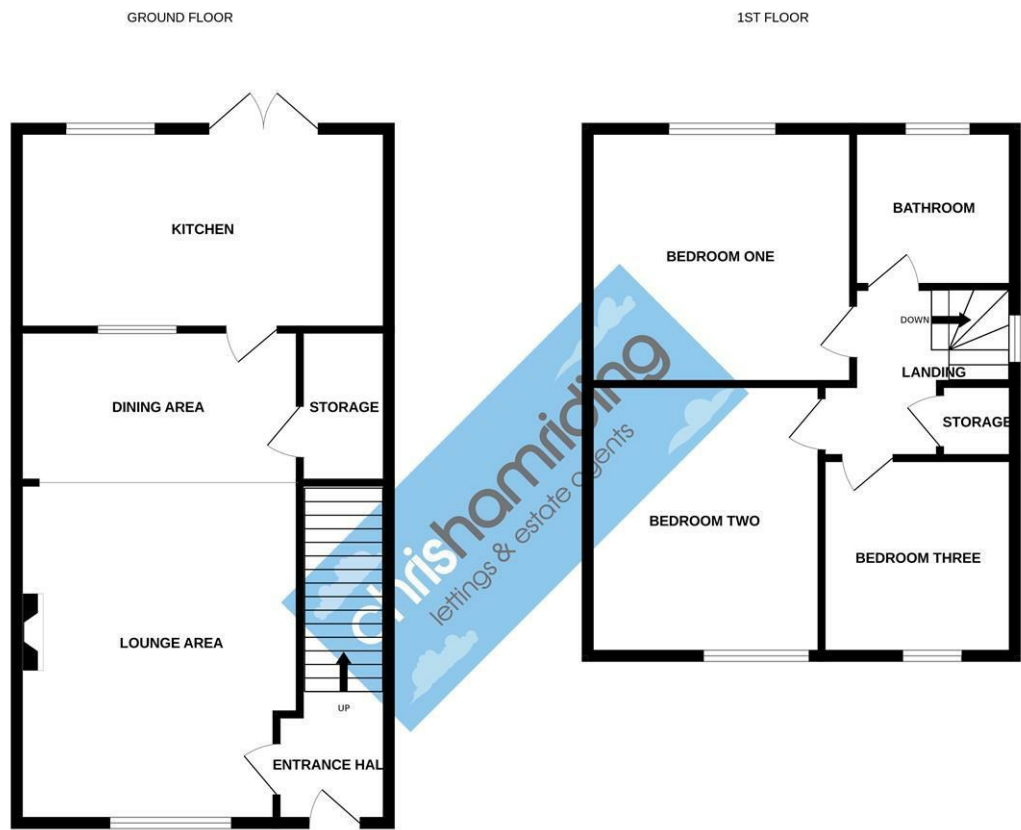
Bedroom One 15'1" x 10'1" (4.598 x 3.074)

Bedroom Two 11'9" x 7'10" (3.582 x 2.408)

Bedroom Three 8'9" x 7'11" (2.669 x 2.425)

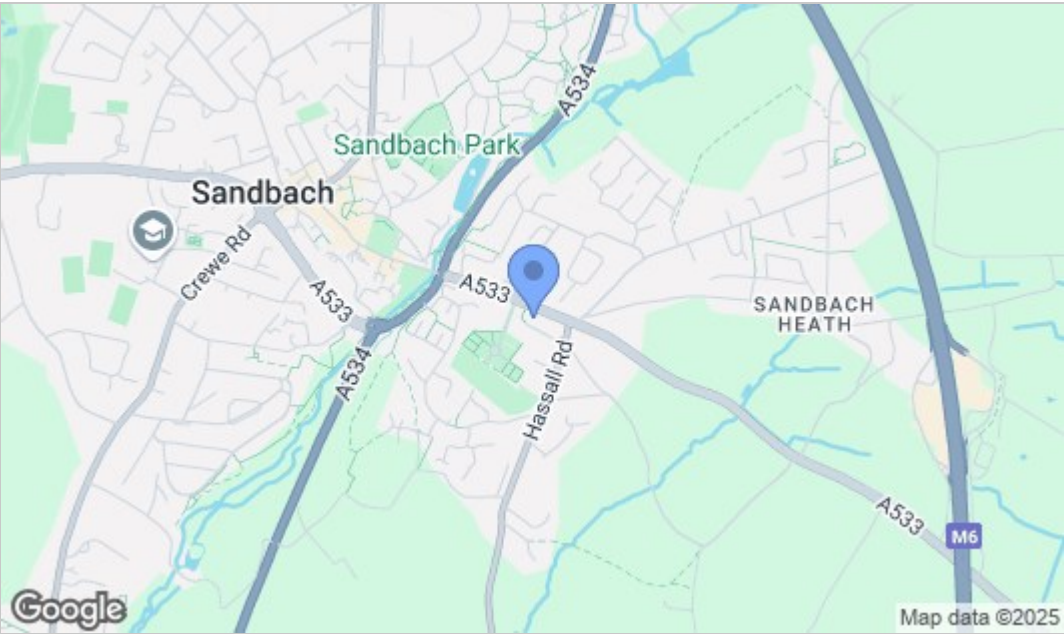
Family Bathroom 6'9" x 5'11" (2.067 x 1.821)

Floor Plan

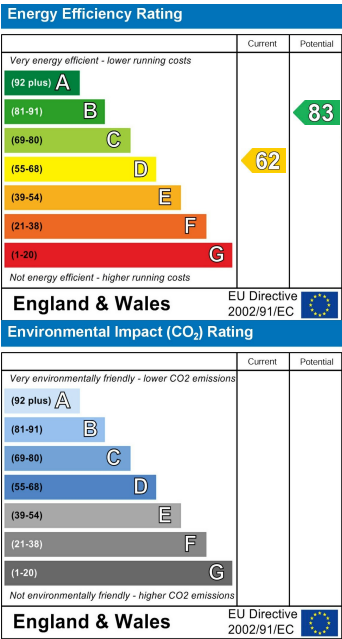


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©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.