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lettings & estate agents



12 Harry Houghton Road, Sandbach, CW11 3SZ

Offers In The Region Of £289,950

TAKE A FEW MOMENTS TO ADMIRE THIS HOME BY WATCHING OUR GUIDED VIDEO TOUR!

Tucked away in an exclusive residential development, this stylish home is immaculately presented from top to bottom and is ready to be enjoyed from the moment the lucky new owners turn the key!

Constructed by reputable builders, 'Miller homes' back in 2017 to their 'Rolland' design and representing the LARGEST semi-detached property design on the development, on the increasingly popular 'Heathlands' estate. Handily placed off Hind Heath Road and close to the cricket club, providing a perfect family setting with excellent local schooling for both primary and secondary students on your doorstep and a superb lifestyle on offer, this home would be the ideal purchase for those wishing to upsize!

Offering nearly 1200 sq ft of internal accommodation and arranged over three floors with four bedrooms, this home has a wealth of attributes to note, some of which include: energy efficient double glazing & heating system, 'herringbone' style flooring to the majority of the ground floor, a handy downstairs WC, a fantastic open-plan entertaining kitchen/diner with quality 'Zanussi' integrated appliances and French doors overlooking the rear garden.

Accommodation

Entrance Hall 4'6" x 3'11" (1.379 x 1.205)

Lounge 12'8" box 12'3" (3.876 box 3.738)

Open-plan Kitchen/Diner 15'9" x 11'8" (4.823 x 3.566)

Cloakroom 4'9" x 3'3" (1.450 x 1.004)

First Floor Landing 9'11" x 9'2" (3.030 x 2.804)

Bedroom Two 9'11" x 9'5" (3.045 x 2.882)

Bedroom Three 9'9" x 7'2" (2.975 x 2.206)

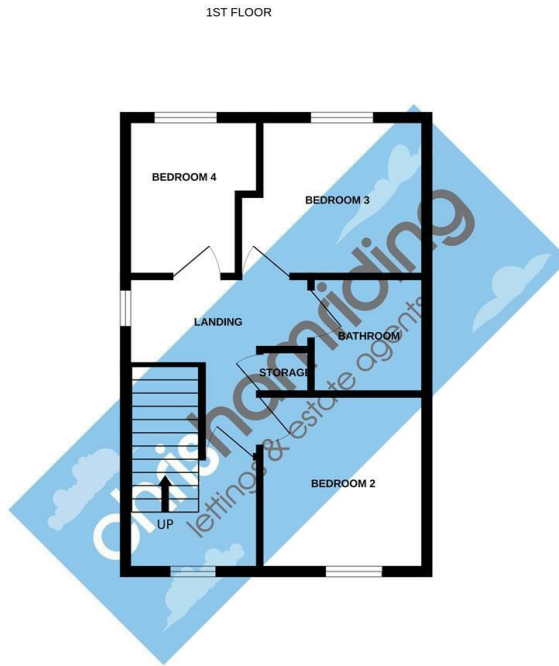
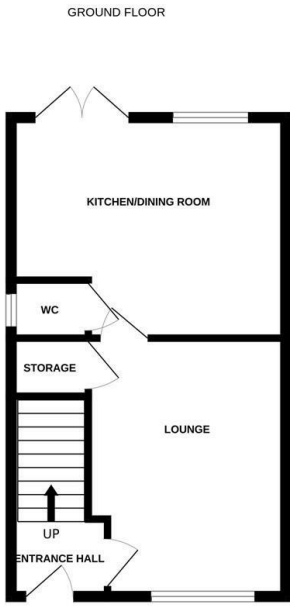
Bedroom Four 7'4" x 7'3" (2.241 x 2.215)

Family Bathroom 6'4" x 5'6" (1.947 x 1.699)

Bedroom One 15'10" x 15'8" (to front of built-in robes) (4.83m x 4.78m (to front of built-in robes))

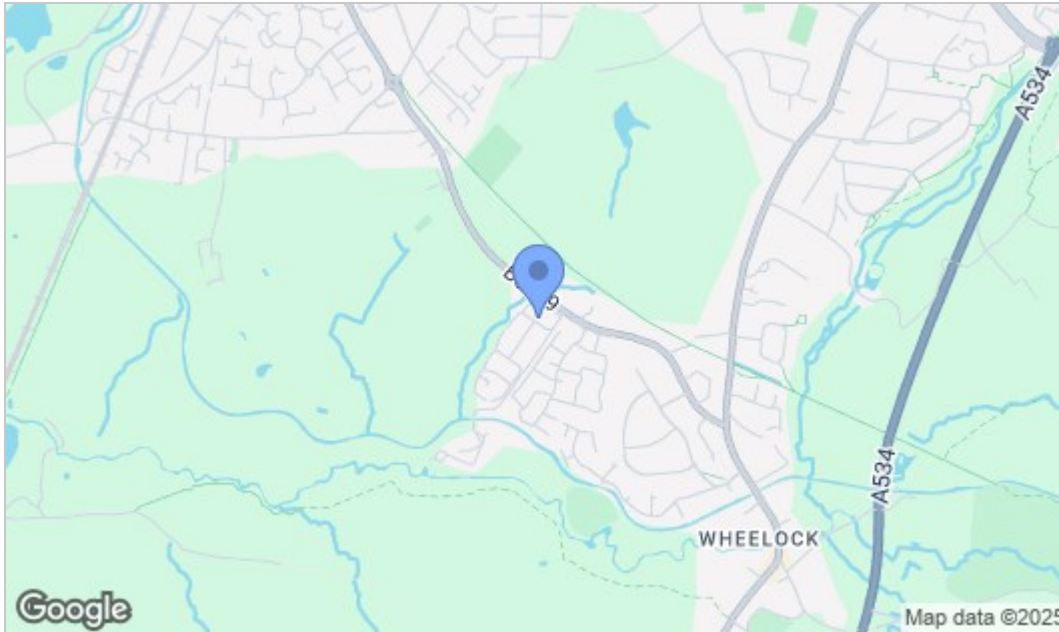
En-suite 8'1" x 6'1" (2.473 x 1.875)

Floor Plan

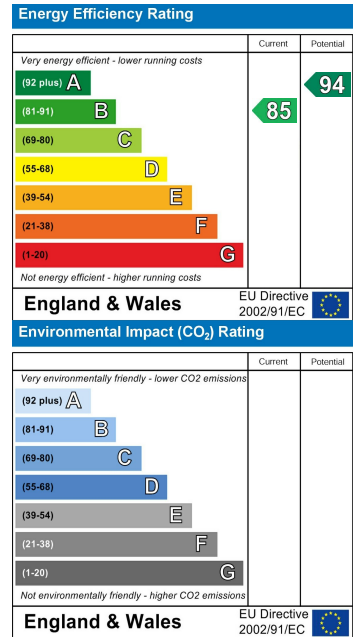


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



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