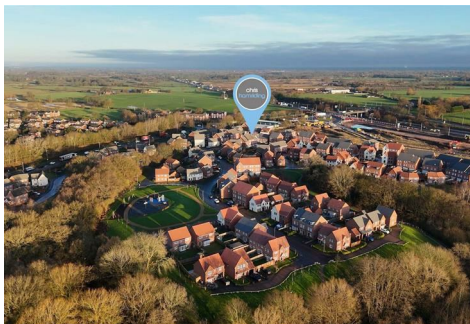


# chris hamriding

lettings & estate agents



## 23 Filter Bed Way, Sandbach, CW11 4AD

### Offers Over £259,950

Take a few moments to witness everything this fantastic home has to offer by watching our signature video tour!

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 offers well-planned, deceptive accommodation arranged over three floors, with a fantastic master suite on the top floor with plenty of storage, separate dressing area and en-suite facilities.

Many notable features accompany the property including energy efficient gas central heating and double glazing throughout, hardwearing wooden style flooring to the majority of the ground floor, a downstairs cloakroom with white suite, a contemporary style fitted kitchen incorporating a number of branded, integrated appliances and high-gloss units, a deep built-in under stair storage cupboard off the lounge area and a walk-in bay with French doors to the rear garden also from the lounge area. The principal suite on the top floor is spectacular with plenty of amenity space, in addition to the aforementioned dressing area and stunning en-suite shower facilities.

## Accommodation

Entrance Hall 12'5" x 6'9" (3.797 x 2.066)

Cloakroom 7'5" x 2'11" (2.273 x 0.893)

Kitchen 12'9" x 6'2" (3.889 x 1.880)

Open-Plan Lounge/Diner 19'7" x 13'3"(into bay)  
(5.973 x 4.051(into bay))

First Floor Landing 9'1" x 7'4" (2.770 x 2.253)

Bedroom Three 13'3" x 11'1" (4.064 x 3.398)

Bedroom Two 13'5" x 9'7" (4.098 x 2.935)

Family Bathroom 7'0" x 5'6" (2.139 x 1.695)

Second Floor Landing 8'10" x 3'9" (2.703 x 1.167)

Bedroom One 18'11" x 13'4" (5.767 x 4.069)

Dressing Area 9'1" x 5'10" (2.779 x 1.799)

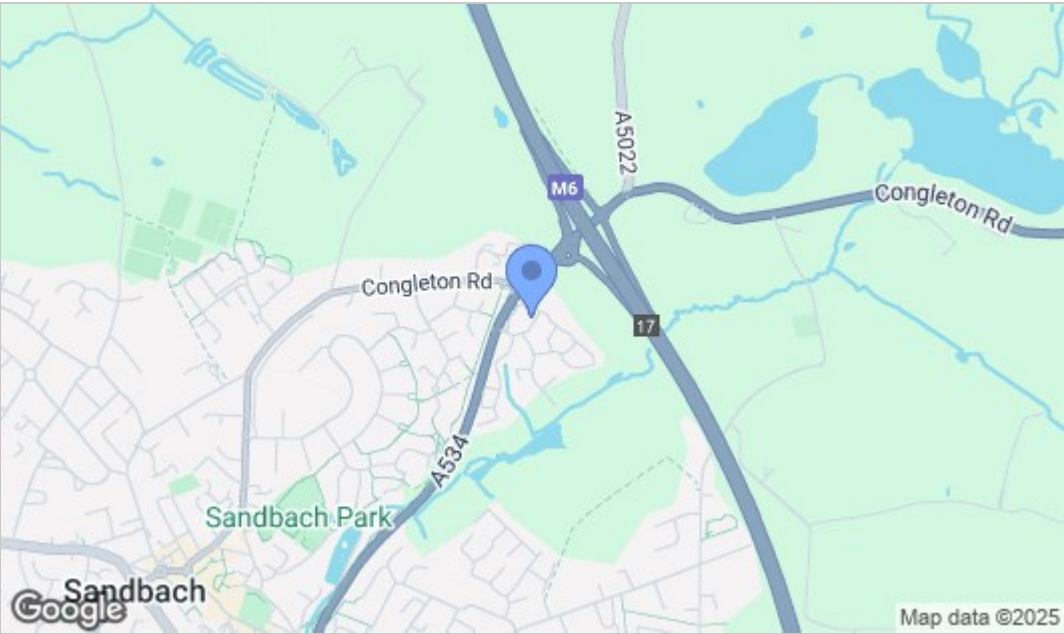
En-Suite 9'2" x 7'0" (2.817 x 2.142)

Floor Plan

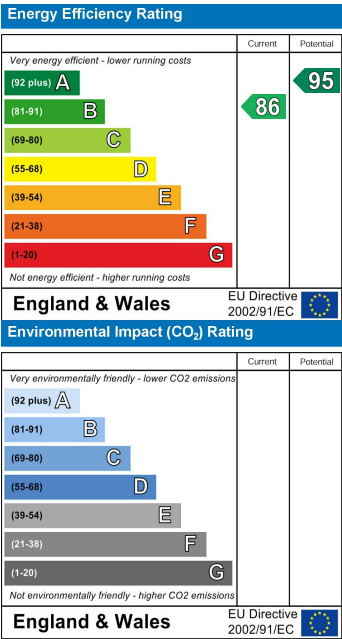


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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