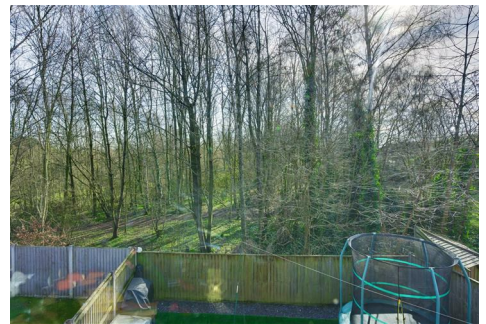


chris hamriding

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21 Mill Pool Way, Sandbach, CW11 4BS

Offers In The Region Of £319,950

SOUTH FACING PRIVATE GARDENS BACKING ONTO WOODLAND! Take a moment to view our guided tour of this superb family home, positioned just a stones throw from the town!

Constructed by Morris Homes back in 2011 on the convenient and ever-popular 'The Cross' development, this fantastic family home presents an exceptional opportunity for families looking to upsize in the town. The downstairs layout is both modern & sociable which is great for entertaining and flows so well, with its French doors providing a wonderful view of the gardens and wooden style flooring that connects the space so well. There is a handy downstairs cloakroom and entrance hall which is a great welcome into the home. The kitchen area is both stylish & well equipped, with its high-gloss kitchen and range of branded appliances, plus breakfast bar and useful pantry cupboard.

Upstairs, the home has three spacious bedrooms, with en-suite shower room to the principal suite in addition to the contemporary family bathroom - This property is clearly designed to accommodate the needs of modern family life.

Another of the standout features of this property is its great location! Just a short stroll away, you will find the town centre of Sandbach, offering a variety of shops, cafes, and amenities to cater for all. The home is also situated within the catchment area for highly regarded local schooling, ensuring that educational opportunities are readily accessible for your children!

Accommodation

Entrance Hall 4'6" x 4'6" (1.397 x 1.381)

Cloakroom 4'8" x 3'9" (1.424 x 1.1632)

Lounge 15'0" x 10'3" (4.584 x 3.142)

Open-Plan Kitchen/Diner 19'4" x 9'4" (5.905 x 2.848)

First Floor Landing 12'2" x 8'9" (3.719 x 2.677)

Bedroom One 11'10" x 11'7" (3.624 x 3.544)

En-suite 7'4" x 4'4" (2.260 x 1.324)

Bedroom Two 10'7" x 10'3" (3.240 x 3.134)

Bedroom Three 8'9" x 7'3" (2.679 x 2.215)

Family Bathroom 6'8" x 5'7" (2.039 x 1.724)

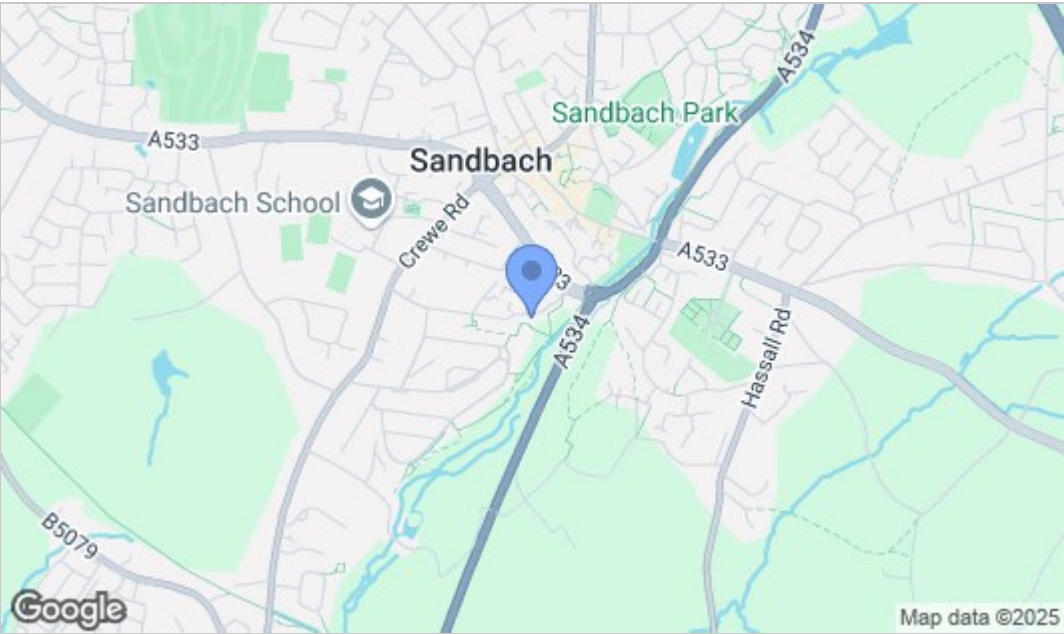
Garage 17'2" x 8'6" (5.234 x 2.615)

Floor Plan

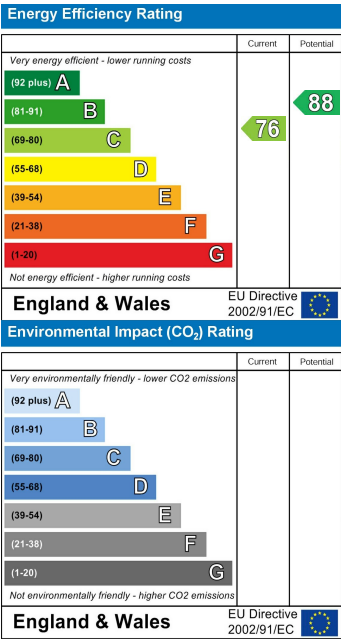


TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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