



## 26 Heath Road, Sandbach, CW11 2JD

### Offers In The Region Of £250,000

Take a moment to view our guided, aerial tour of this impressive home, located in Sandbach Heath!

Positioned on the sought-after Heath Road, Sandbach Heath, this charming semi-detached house presents an excellent opportunity for those wishing to purchase comfortable and inviting home within a favoured part of the town.

The ground floor enjoys well-planned accommodation with a fitted kitchen/diner to the front of the home with oven, hob and extractor with space for further white goods. The lounge towards the rear of the home is generous in size and has wooden style flooring, a Georgian style ornamental fireplace and French doors leading to a large conservatory which we feel is a great addition to the home, offering a versatile, entertaining space with a pleasant aspect overlooking the rear garden.

Upstairs, the property enjoys two spacious double bedrooms, with bedroom one having views to the rear and a second double room, currently repurposed as a home office with invaluable storage. The family bathroom enjoys a refitted, four piece suite with shower cubicle and complementary wall tiles.

Accommodation

Entrance Hall 12'11" x 3'4" (3.96 x 1.02)

Kitchen 12'0" x 7'8" (3.68m x 2.36)

Lounge 15'5" x 12'5" (4.70 x 3.81)

Conservatory 12'4" x 8'11" (3.76 x 2.74)

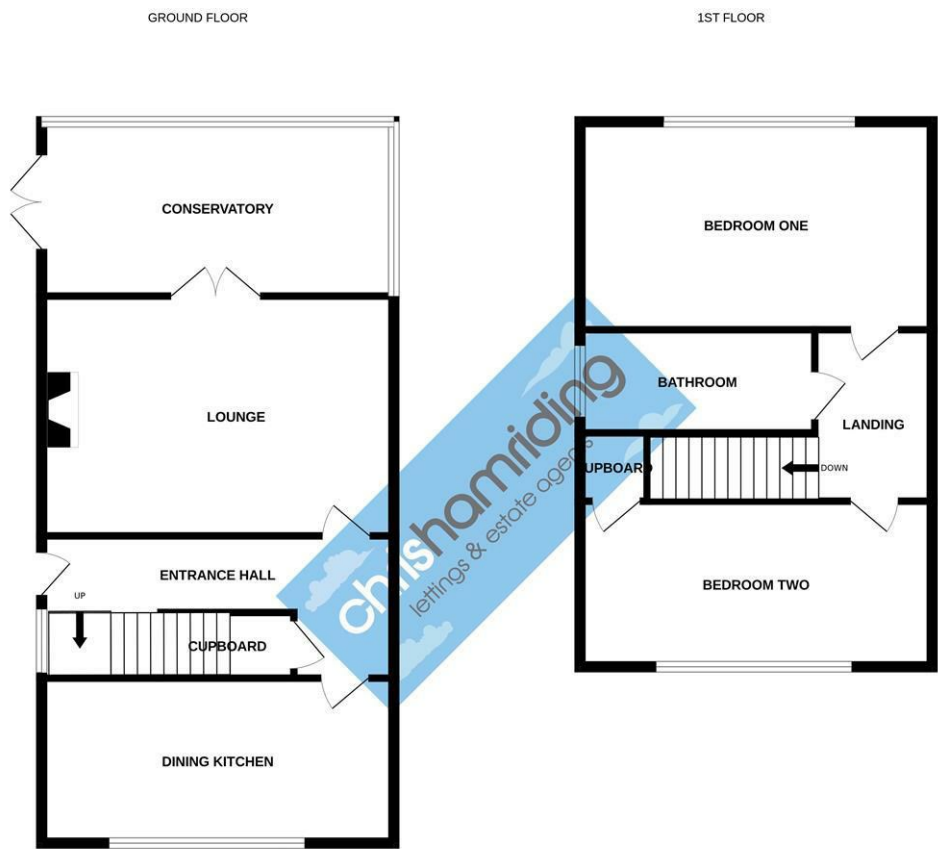
First Floor Landing

Bedroom One 12'7" x 12'0" (3.84 x 3.68)

Bedroom Two 12'5" x 7'10" (3.81 x 2.41)

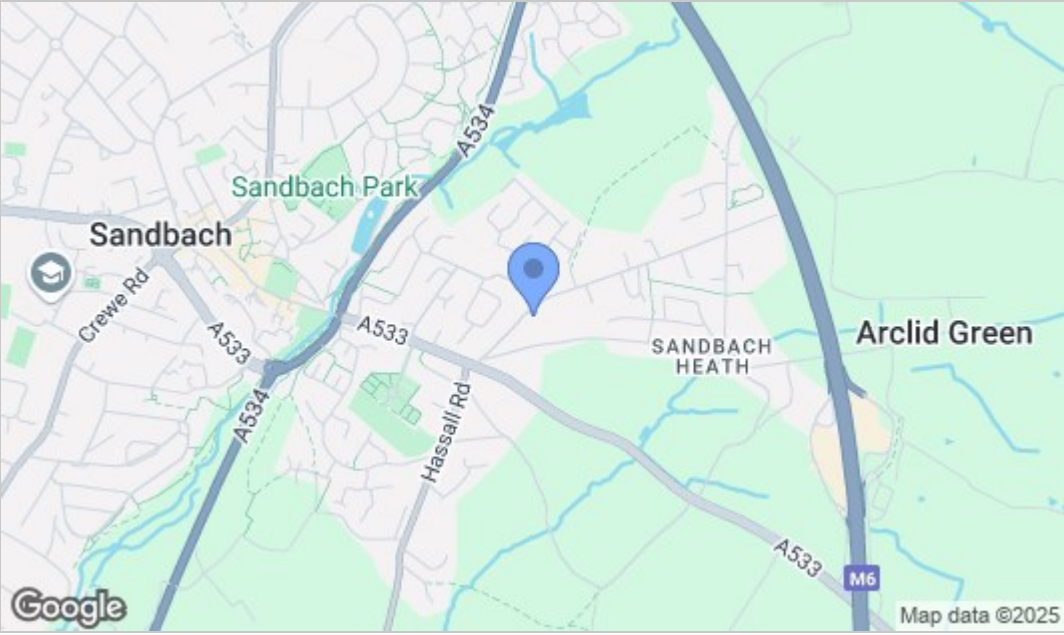
Family Bathroom 8'9" x 6'0" (2.67 x 1.83)

Floor Plan

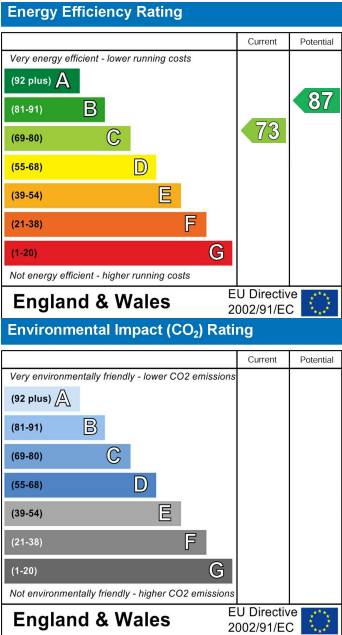


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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