

chris hamriding

lettings & estate agents



4 Shardlow Road, Sandbach, CW11 3DD

£209,950

Take a moment to view our signature guided tour of this wonderful home!

Presenting a perfect opportunity to get onto the housing ladder, this two bedroom modern home is a fantastic purchase for one lucky buyer, being lovingly cared for by the current owner and has the perfect blend of modern convenience and the all-important benefit of being energy efficient.

Accompany the home are a number of features to note, some of which include:- energy efficient double glazing and gas central heating, hard wearing wooden style flooring to the majority of the ground floor, a large ground floor cloakroom with 'Minton' style floor tiles, a delightful breakfast kitchen complete with a range of cream units and a number of integrated appliances. Towards the rear of the home, the versatile lounge/diner can be set up to suit your needs and has a pleasing aspect over the rear garden.

Upstairs, the spacious theme continues, with two exceptional double bedrooms, both of which are very well presented and has plenty of space for a variety of bedroom furniture. The family bathroom completes the internal accommodation with it's clean, stylish sanitary suite.

Externally, the home has a tarmac driveway, providing side-by-side parking for several vehicles and a rear garden which has been landscaped with ease of maintenance in mind, having Indian stone pathways and patio

Accommodation

Entrance Hall 15'8" x 6'0" (4.781 x 1.834)

Kitchen 11'6" x 8'1" (3.525 x 2.471)

Cloakroom 6'7" x 4'0" (2.029 x 1.220)

Lounge/Diner 14'4" x 11'5" (4.392 x 3.505)

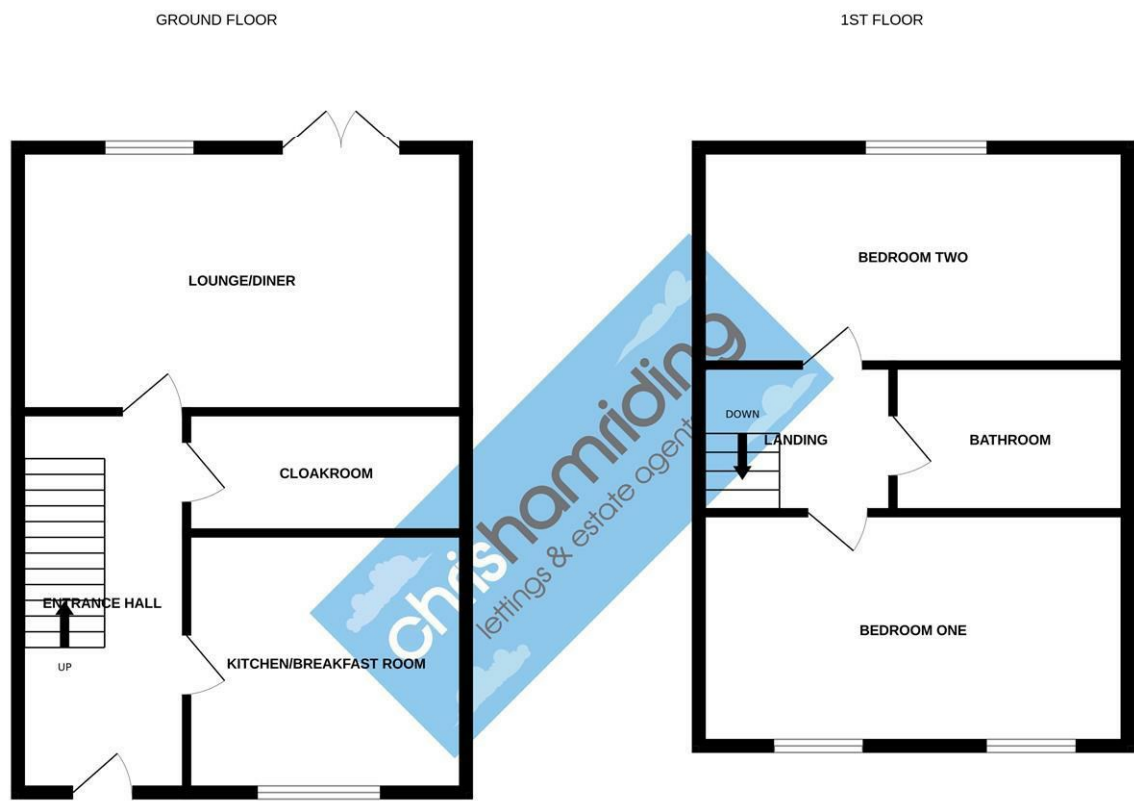
First Floor Landing 11'9" x 6'5" (3.593 x 1.965)

Bedroom One 14'5" x 9'3" (4.406 x 2.839)

Bedroom Two 14'4" x 8'10" (4.383 x 2.704)

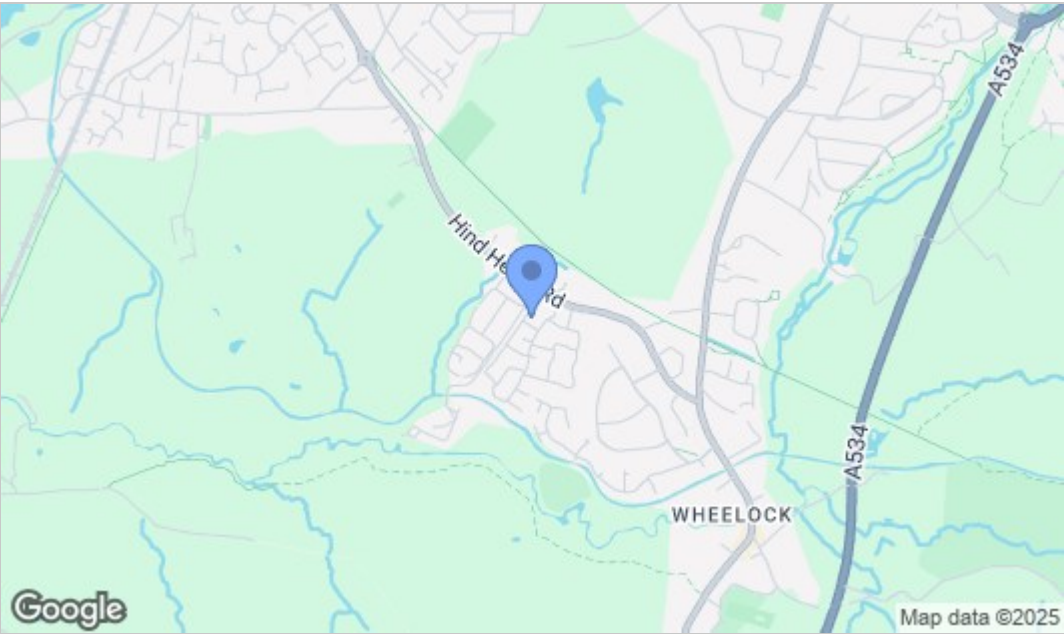
Bathroom 7'8" x 7'8" (2.339 x 2.349)

Floor Plan

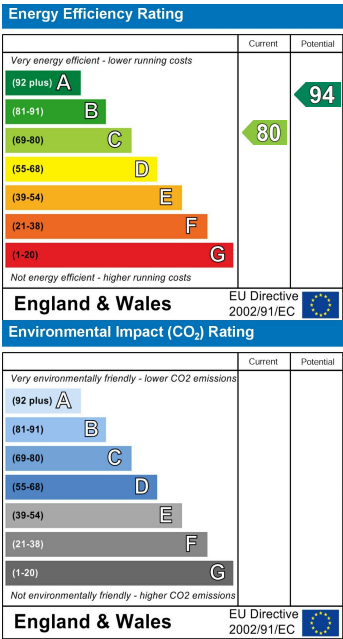


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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