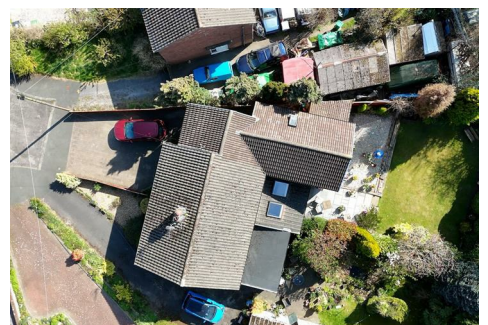
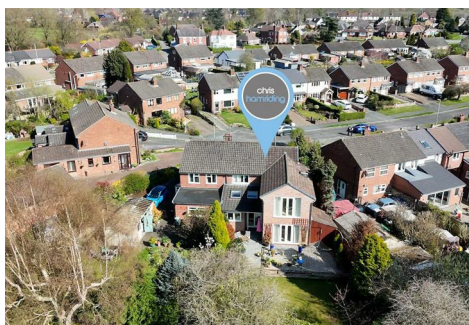


chris hamriding

lettings & estate agents



73 Oldfield Road, Sandbach, CW11 3LX

Offers In The Region Of £375,000

Take a moment to view our guided, aerial tour of this impressive, extended family home!

Standing on a generous plot, this outstanding semi detached house enjoys a commanding elevated position located at the head of an established cul-de-sac within a highly desirable residential area. The property has been comprehensively extended, updated and improved in more recent years and offers almost 1600 square feet of deceptively spacious, well planned accommodation throughout.

Accompanying this exceptional home are many appealing features, some of which include: gas central heating, double glazed windows, an inset fireplace to the lounge, French doors to the rear garden from both the family room and kitchen areas, a 'Shaker' style fitted kitchen incorporating a number of integrated appliances and a breakfast island, multiple roof lights and a separate utility with matching units & working surfaces to the kitchen. Upstairs, there are four exceptional bedrooms, all of which are generous with their proportions and three of which enjoy built-in wardrobes that are included within the sale. In addition there are Juliet doors to the master suite, along with a dressing area having fitted robes and an en-suite shower facilities. The remaining bedrooms are serviced via the family bathroom with it's white four piece sanitary suite and complementary tiling. Wet underfloor heating can be located in the kitchen and lounge areas, and electric underfloor heating to both the en-suite and family bathroom.

Additional points worthy of mention include an integral garage approached by a driveway in-turn providing off road parking and a beautiful, established gardens to the rear, perfect for entertaining and soaking up the sun

Accommodation

Entrance Hall 14'10" x 3'3" (4.534 x 0.998)

Family Room 10'3" x 10'6" (3.132 x 3.202)

Open-Plan Kitchen/Diner 24'0" x 14'0" (7.321 x 4.274)

Lounge 13'2" x 12'9" (4.035 x 3.898)

Inner Hall 8'8" x 3'1" (2.656 x 0.947)

Cloakroom 5'5" x 3'0" (1.658 x 0.924)

Utility 9'1" x 5'1" (2.794 x 1.572)

First Floor Landing 8'11" x 7'1" (2.742 x 2.173)

Bedroom One 20'7" x 12'6" (6.294 x 3.827)
(including dressing area)

En-suite 6'10" x 5'8" (2.106 x 1.741)

Bedroom Two 13'11" x 10'6" (4.253 x 3.219)

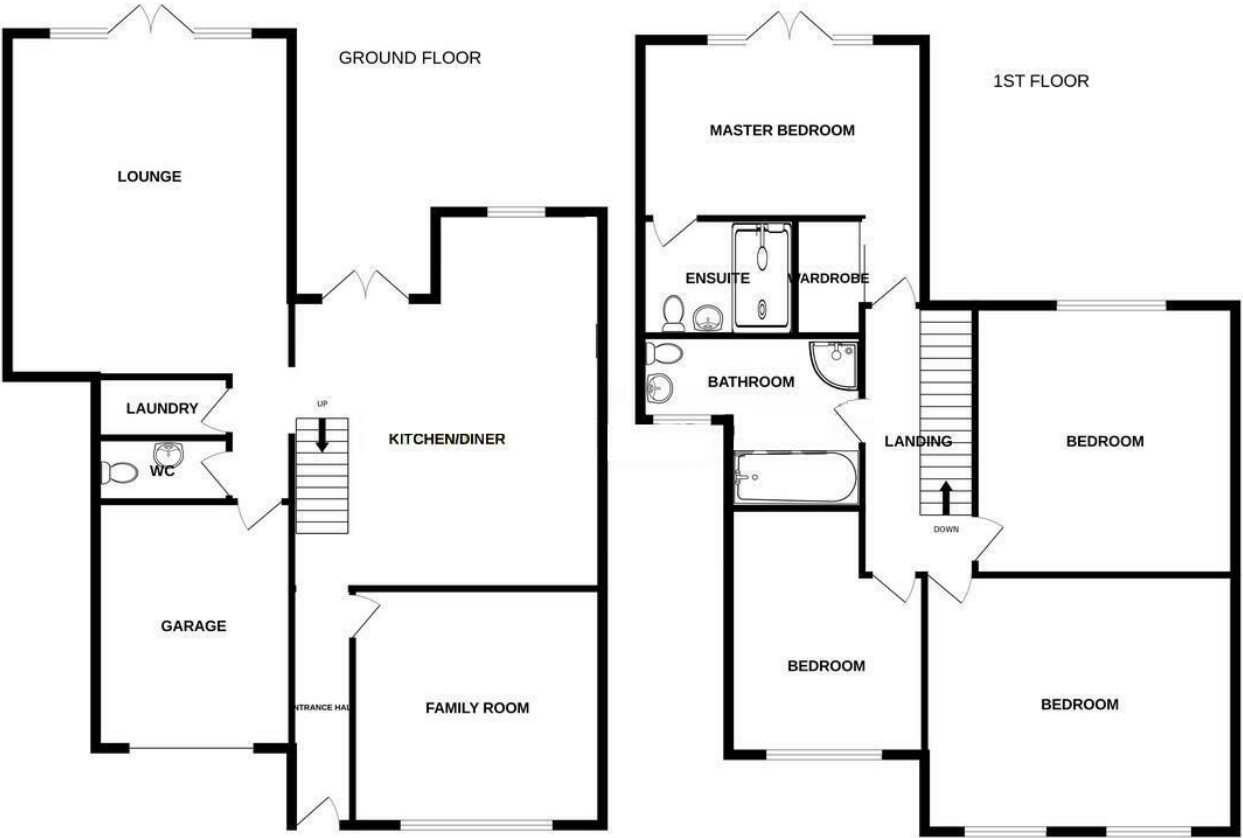
Bedroom Three 11'8" x 10'7" (3.577 x 3.237)

Bedroom Four 10'10" x 9'6" (3.325 x 2.917)

Family Bathroom 9'9" x 9'0" (2.993 x 2.757)

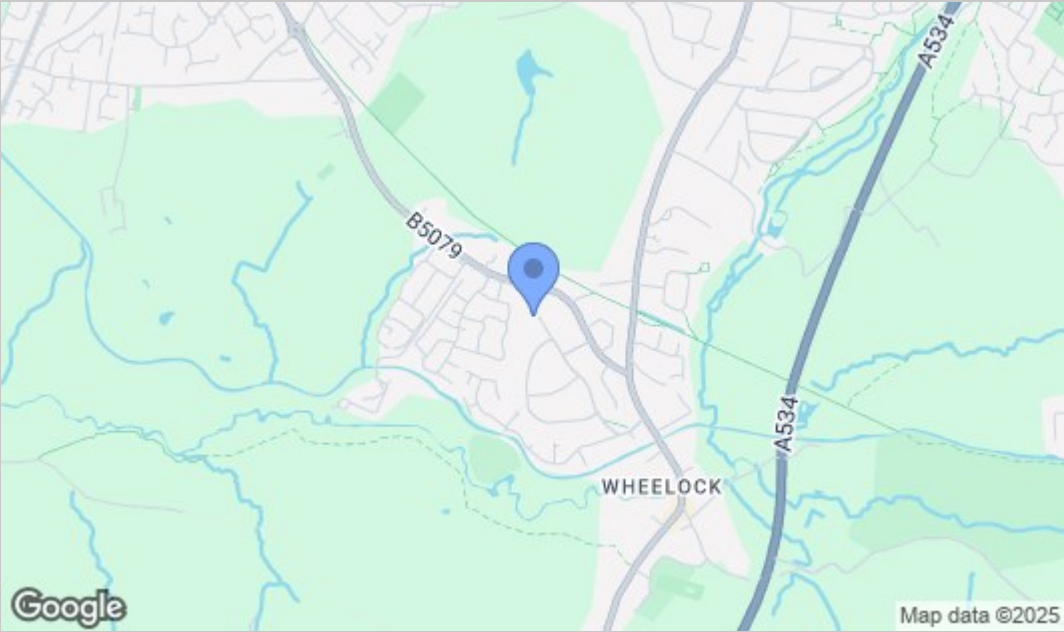
Integral Garage 15'0" x 9'7" (4.576 x 2.930)

Floor Plan

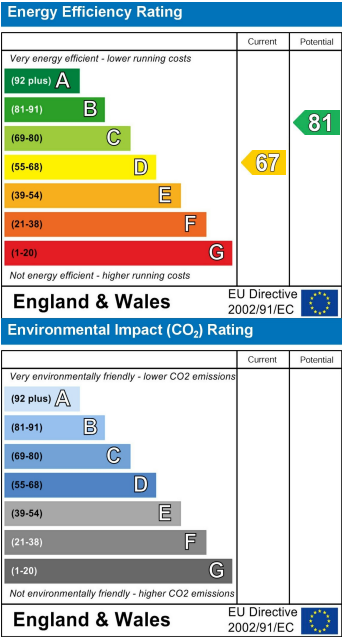


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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