

# chris hamriding

lettings & estate agents



## 10 New Street, Sandbach, CW11 3JF

**Offers Over £190,000**

Take a moment to view our signature tour of this impressive, extended terraced home!

Nestled in the charming village of Elworth, Sandbach, this delightful Victorian home on New Street offers a perfect blend of character and modern living. Enjoying well-planned, accommodation throughout, the lounge at the front is spacious, with a period style cast iron fire surround. The rear of the home has been extended, creating an exciting social kitchen/diner which you rarely see in properties of this age with a wealth of storage and kitchen units plus ceramic tiled floor.

Upstairs, there are three well-proportioned bedrooms on the first floor, making this home is ideal for families or those seeking extra space. The four-piece family bathroom is both stylish and functional, catering to the needs of a busy household.

The rear garden is a particular feature of the home, due to its size, degree of maturity and outbuildings, with a workshop proving ideal for any hobby enthusiast.

For the commuter, the home conveniently finds itself close to Sandbach Train Station and also is within close proximity to a bus stop.

**Accommodation**

**Lounge 12'8" x 11'10" (3.87 x 3.63)**

**Open-Plan Kitchen/Diner 21'0" x 12'8" (6.41 x 3.88)**

**Cellar 12'5" x 11'10" (3.81 x 3.61)**

**First Floor Landing**

**Bedroom One 12'0" x 11'1" (3.68 x 3.40)**

**Bedroom Two 11'10"x 8'7" (3.63x 2.64)**

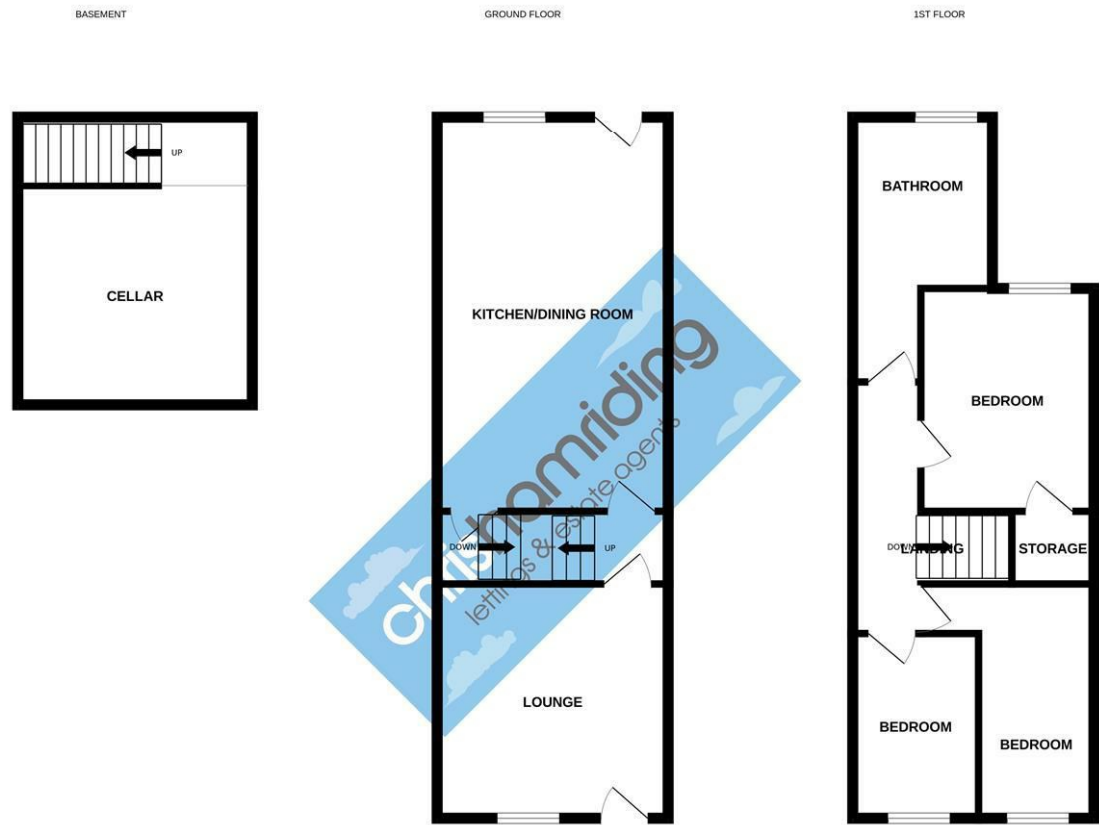
**Bedroom Three 8'10" x 8'2" (2.71 x 2.51)**

**Family Bathroom 14'1" x 8'3" (4.31 x 2.54)**

**Workshop 15'1" x 8'0" (4.60 x 2.45)**

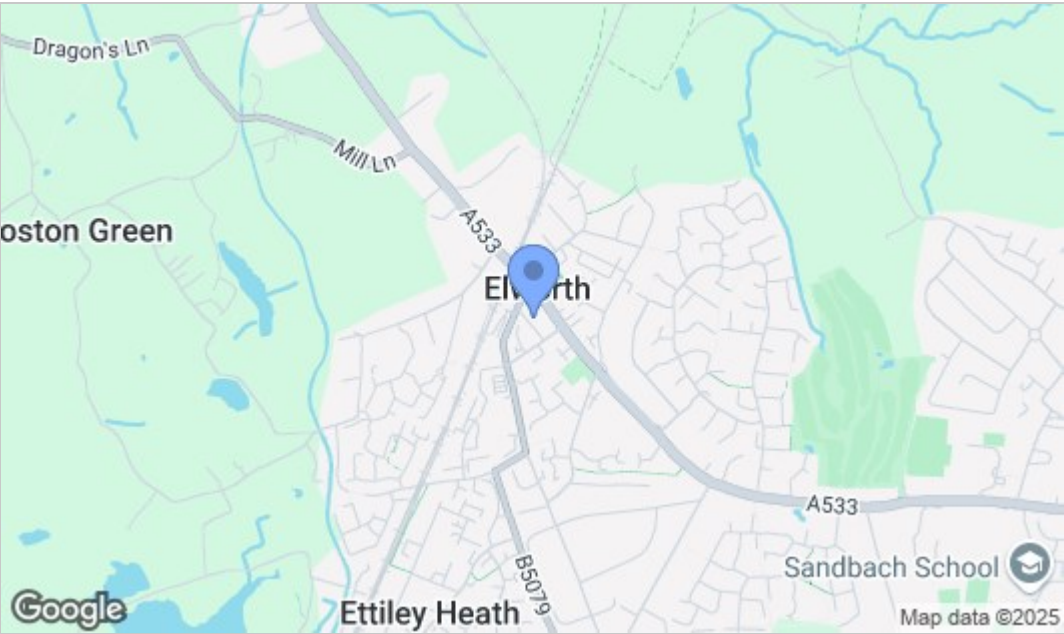


Floor Plan

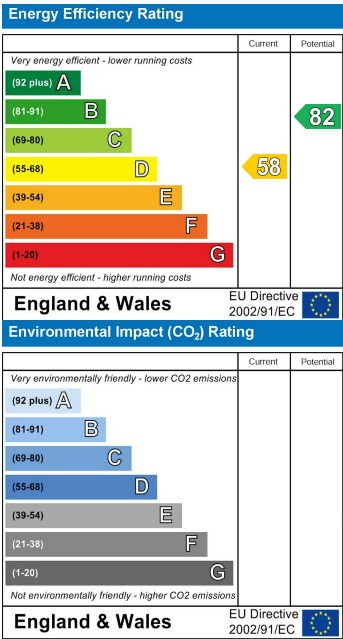


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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