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lettings & estate agents



2 Mill Pool Way, Sandbach, CW11 4BS

Offers In The Region Of £239,950

Take a moment to view our guided signature tour of this wonderful home, situated just a stones throw to Sandbach Town centre and its many amenities.

Accompanying the home are a number of features to note, some of which include:- modern double glazing & gas central heating, a welcoming entrance hall, a spacious lounge with bespoke media wall and wooden style flooring, a refitted, high-gloss kitchen completed with stylish wooden working surfaces, quality floor tiling and french doors leading to the rear garden. In addition, there is a useful WC downstairs which is a great attribute to the home!

Upstairs, there are three well-balanced bedrooms with bespoke built-in furniture to the master bedroom and bedroom three which is currently being utilised as a fantastic dressing room. The shower room has also been modernised with a large walk-in shower tray and designer sanitary ware.

Externally, the home enjoys easy to maintain gardens to the front, a driveway and a fabulous rear garden which has been completely overhauled by the current owners with ease of maintenance in mind, having an extended patio and artificial lawned area, with a beautiful decked area at the foot of the garden to enjoy during the summer months.

This home has a fantastic position within the town & we are sure it will be popular amongst buyers! So, view our video, photos and floor plans, then call the experts here at Chris Hamriding to book that all-important viewing!

Accommodation

Entrance Hall 4'4" x 2'9" (1.34 x 0.85)

Lounge 15'10" x 9'3" (4.84 x 2.82)

Dining Kitchen 14'8" x 9'4" (4.48 x 2.85)

WC 5'8" x 2'8" (1.73 x 0.83)

First Floor Landing

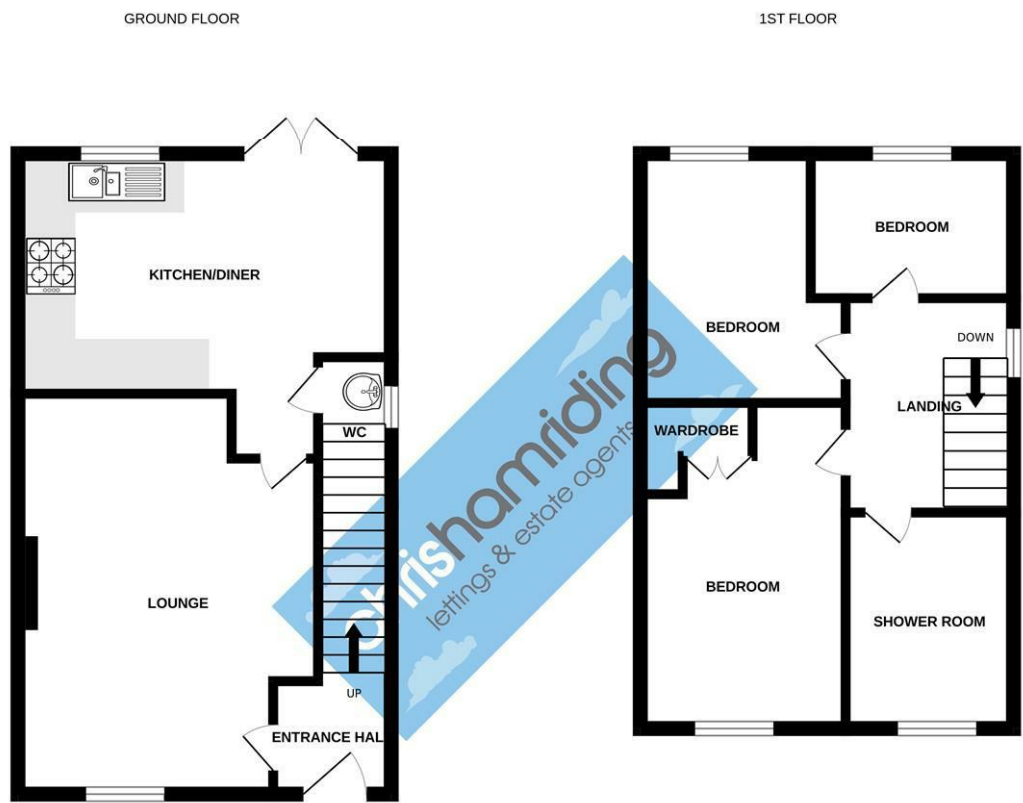
Bedroom One 12'9" x 8'1" (3.90 x 2.48)

Bedroom Two 9'10" x 8'0" (3.01 x 2.46)

Bedroom Three 7'8" x 6'1" (2.34m x 1.85m)

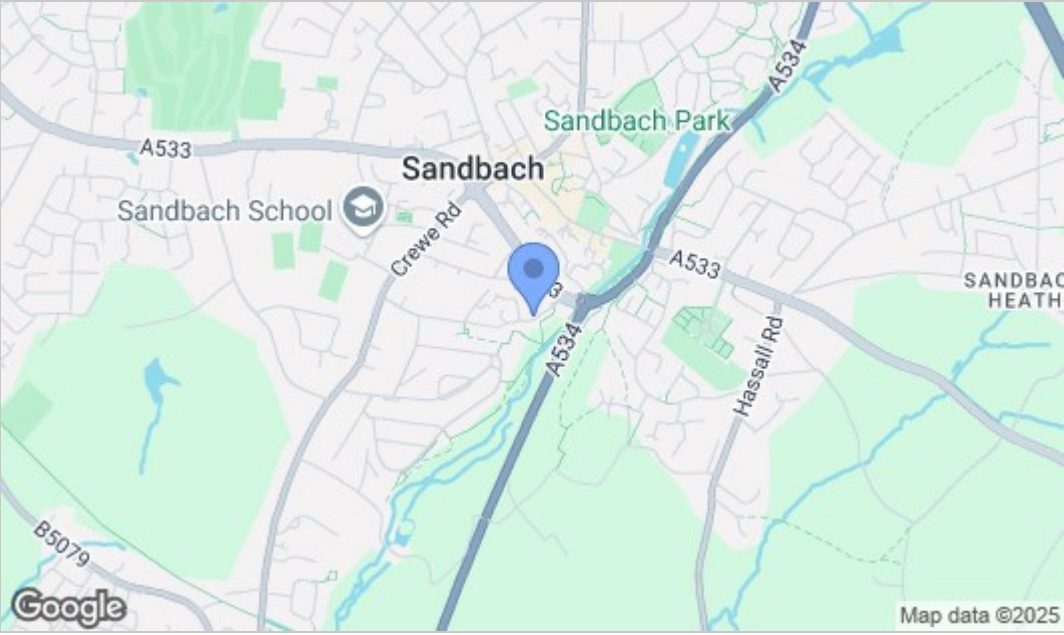
Bathroom 8'4" x 6'3" (2.56 x 1.91)

Floor Plan

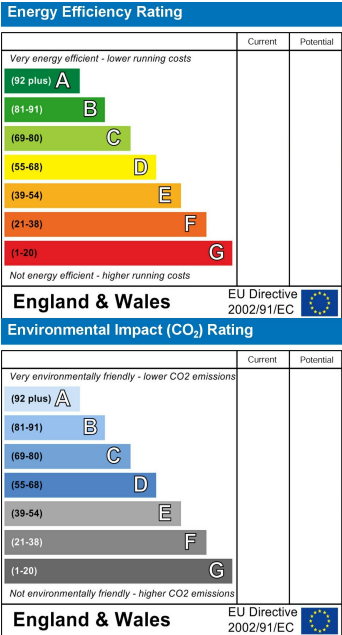


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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