

# chris hamriding

lettings & estate agents



## 72 Grange Way, Sandbach, CW11 1ES

### Offers In The Region Of £425,000

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

Positioned on a favoured, family-friendly estate within close proximity to a wealth of amenities such as Sandbach train station, two highly regarded Primary and High Schools and just a 20-minute walk from the town centre, 72 Grange Way is ideally placed to make the most of everything Sandbach town has to offer! This four bedroom detached property was originally one of the larger home designs on the development, known locally as the 'Kwik-Save' estate, today we now have a large 'Co-Op' which is close to the subject property, a handy convenience for day-to-day living & a great benefit to those who live on the estate.

Accompanying the home are a number of features to note, some of which include: a welcoming entrance hall with tiled flooring, a spacious lounge with bay-window and feature fireplace, an open plan kitchen/diner towards the rear of the home complete with stylish units, quality stone working surfaces and French doors leading out to the rear garden. The current owner has cleverly taken some of the garage space off to add to this wonderful entertaining area! In addition, there is a separate versatile reception/family room to the rear of the home, again with French doors framing the rear garden perfectly.

Upstairs, there are four incredibly deceptive bedrooms, with en-suite shower facilities to the master & built-in wardrobes to both bedroom one & two. Bedroom three is a capable double bedroom and the fourth would make a great single room, nursery or home office. The family bathroom has been updated in more recent times with a white sanitary suite and separate shower over the bath.

## Accommodation

**Entrance Hall 15'0" x 6'6" (4.589 x 1.991)**

**Lounge 16'8" x 11'11" (5.104 x 3.656)**

(into bay)

**Kitchen/Diner 18'2" x 11'6" (5.560 x 3.512)**

**Family Room 10'8" x 9'0" (3.258 x 2.746)**

**First Floor Landing 13'0" x 4'3" (3.979 x 1.309)**

**Bedroom One 13'3" x 12'0" (4.056 x 3.661)**

(to front of built-in wardrobe)

**En-suite 5'1" x 5'5" (1.566 x 1.652)**

**Bedroom Two 12'2" x 8'5" (3.721 x 2.575)**

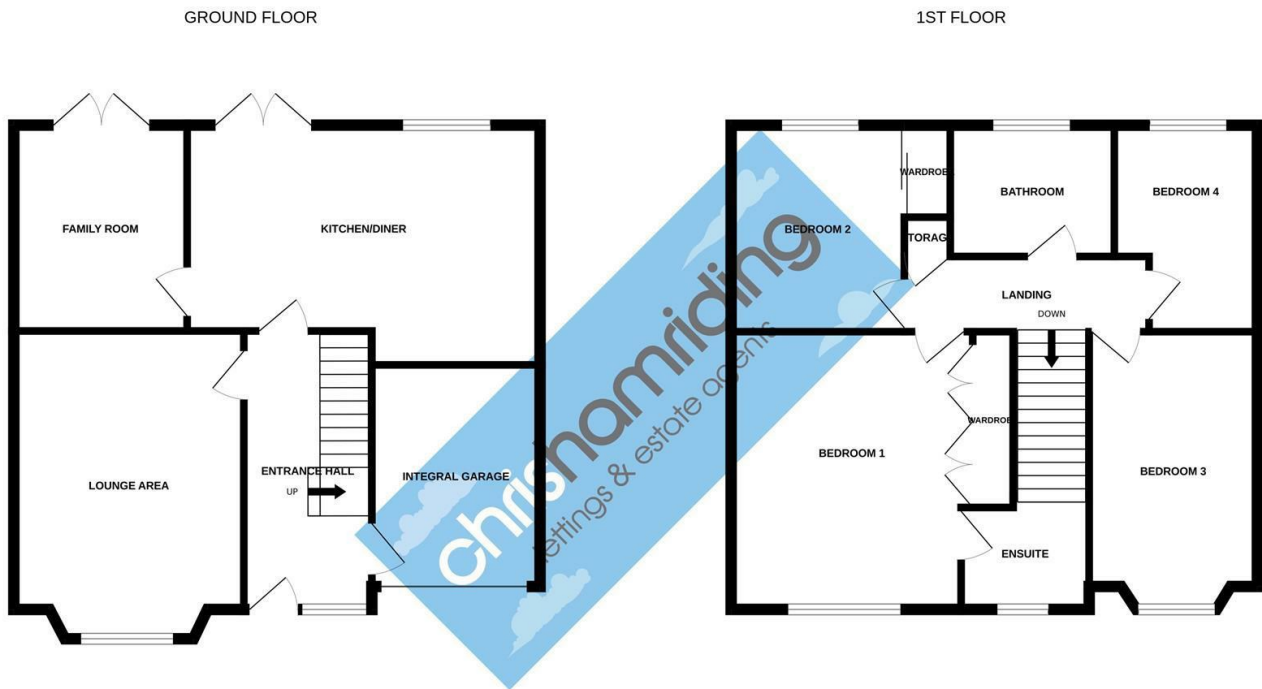
**Bedroom Three 11'4" x 8'7" (3.467 x 2.621)**

**Bedroom Four 12'2" x 5'1" (3.713 x 1.567)**

**Family Bathroom 7'9" x 7'0" (2.377 x 2.150)**

**Integral Garage 12'2" x 8'3" (3.710 x 2.526)**

Floor Plan

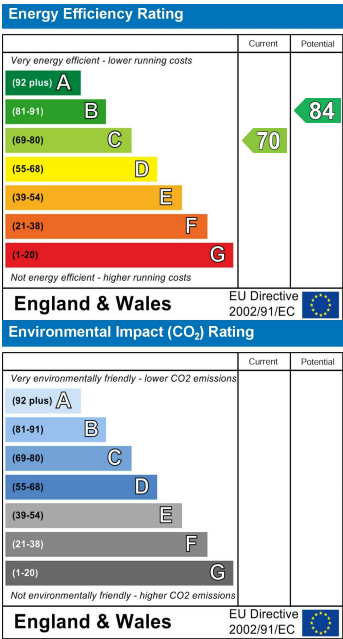


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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