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lettings & estate agents



9 Barlow Way, Sandbach, CW11 1PB

Offers In The Region Of £500,000

Take a moment to view our guided, aerial tour of this impressive family home, positioned in a favoured part of the town!

Offered for sale with NO CHAIN! This family home enjoys a prime location in an exclusive cul-de-sac on the fringe of Sandbach, being just a stones throw away from Sandbach Rugby Club and within close proximity to Offley Primary School & Sandbach Town Centre itself with its wide range of day-to-day amenities.

Accompanying the home are a wealth of impressive features to note, some of which include:- a spacious lounge with feature fireplace and patio doors leading out to the rear, a welcoming entrance hall being a great hub to the ground floor, a fitted breakfast kitchen incorporating an oven, hob and extractor with a breakfast peninsular, a separate formal dining room backing onto the rear garden and a downstairs cloakroom. Upstairs, there are four superb bedrooms, with walk-in bay window and en-suite shower room to the master suite, bedroom two and four enjoy built-in wardrobes and bedroom three is a comfortable double room with a pleasant aspect over the rear garden. The family bathroom is fully tiled with ceramic floor to ceiling tiles and a stylish, three piece sanitary suite.

Externally, the home has a driveway providing invaluable off road parking, an attached double garage and a fabulous rear garden which is a great size for any family with an extended patio area and well stocked beds and borders to all sides.

So, what's not to love! view our video, photos and floorplans then call the experts here at Chris Hamriding estate agents to book that all-important viewing!

Accommodation

Entrance Hall 11'2" x 5'1" (3.411 x 1.551)

Cloakroom 6'5" x 2'11" (1.958 x 0.898)

Lounge 15'0" x 14'9" (4.579 x 4.517)

Dining Room 13'10" x 8'8" (4.234 x 2.656)

Breakfast Kitchen 18'3" x 10'3" (5.563 x 3.139)

Study/Office Space 9'6" x 7'2" (2.905 x 2.195)

First Floor Landing 10'1" x 3'2" (3.074 x 0.979)

Bedroom One 15'0" x 11'4" (4.588 x 3.476)

En-suite 7'0" x 6'1" (2.144 x 1.857)

Bedroom Two 11'5" x 10'6" (3.501 x 3.220)

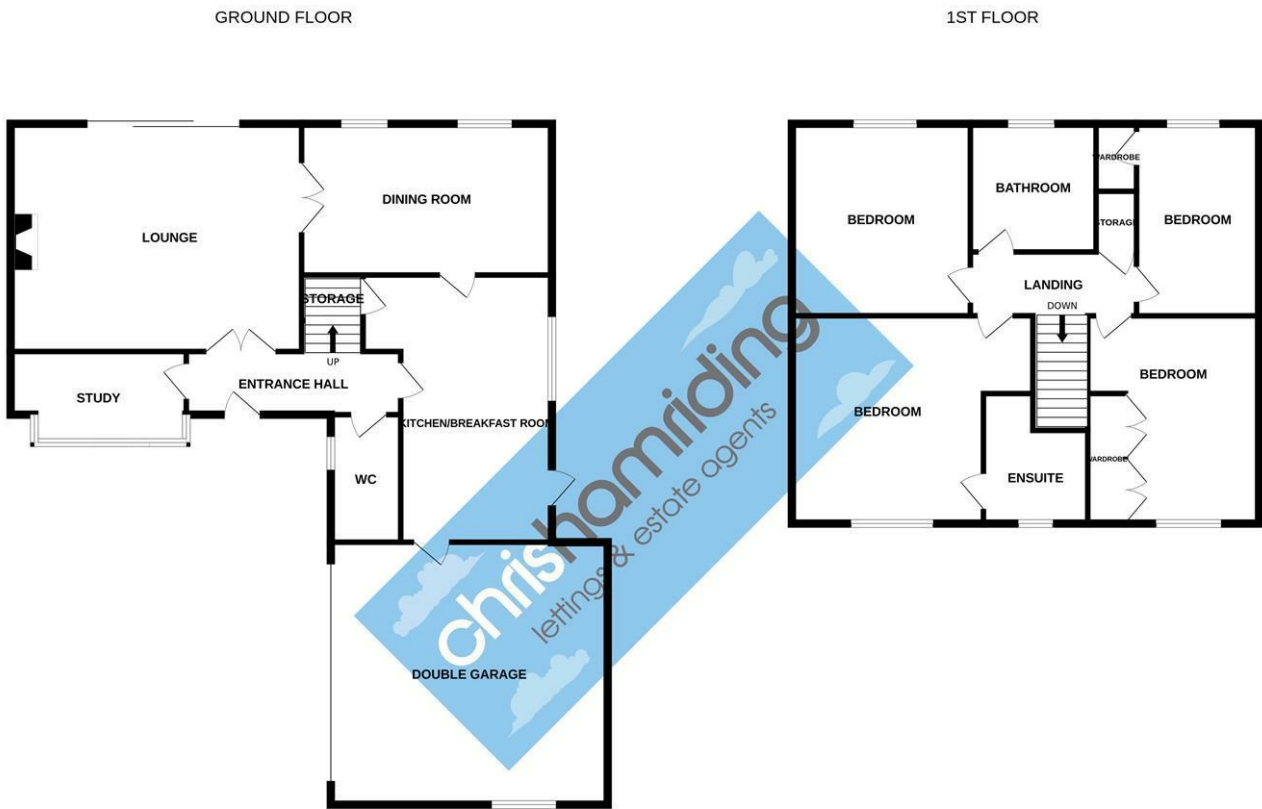
Bedroom Three 11'6" x 8'11" (3.514 x 2.740)

Bedroom Four 8'11" x 7'0" (2.740 x 2.138)

Family Bathroom 7'2" x 5'7" (2.196 x 1.724)

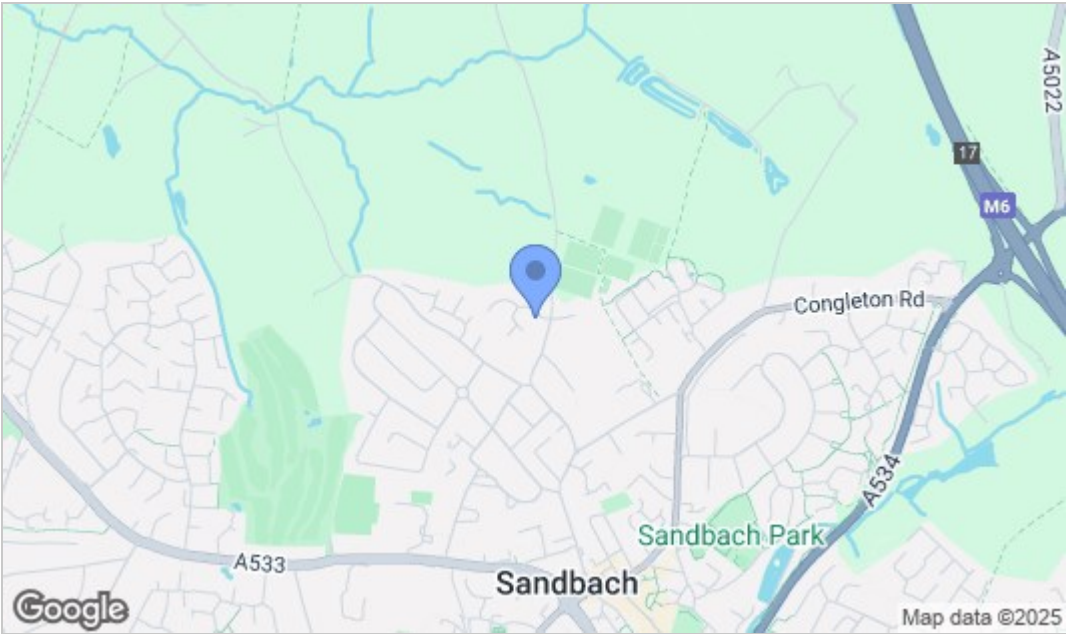
Double Garage 16'8" x 16'6" (5.087 x 5.047)

Floor Plan

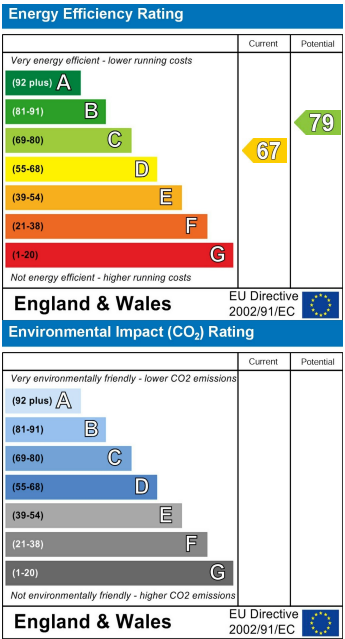


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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