

chris hamriding

lettings & estate agents



5 Telford Gardens, Sandbach, CW11 3RQ

Offers In The Region Of £400,000

View our aerial and guided video of this wonderful family home!

Positioned on the periphery of Sandbach, Telford Gardens is an exclusive family cul-de-sac made up of similar, beautiful homes with stunning canal-side walks, playing fields and miles of open countryside on your doorstep.

Accompanying the home are a number of features to note, some of which include:- gas central heating, double glazing, oak effect internal doors, 'Amtico' style LVT flooring to the majority of the ground floor, a stunning oak staircase and balustrade, a handy downstairs cloakroom, a traditional oak style country kitchen incorporating a range of integrated appliances, a separate formal dining room, an 'Adam' style fireplace to the sizeable lounge which flows effortlessly through to a beautiful garden room which is a lovely space to unwind with feature glazed gable end, French doors and a stunning vistas overlooking the rear garden.

Upstairs, the home enjoys four well-balanced bedrooms with built-in wardrobes and en-suite shower facilities to the master suite, further built-in robes to bedroom two and two additional, versatile bedrooms which are all serviced by the family bathroom and it's tiled walls and huge shower tray.

Accommodation

Entrance Hall 17'1" x 6'4" (5.21 x 1.94)

Cloakroom 8'7" x 2'11" (2.62 x 0.90)

Dining Room 12'0" x 9'3" (3.66 x 2.82)
(maximum)

Kitchen 14'0" x 8'7" (4.29 x 2.62)

Lounge 14'7" x 13'10" (4.45 x 4.24)
(maximum)

Garden Room 12'6" x 10'10" (3.82 x 3.32)

First Floor Landing 13'1" x 4'6" (4.00 x 1.39)

Bedroom One 11'5" x 10'7" (3.48 x 3.23)
(to front of wardrobe)

En-suite 8'9" x 4'4" (2.69 x 1.34)

Bedroom Two 12'0" x 11'1" (3.66 x 3.40)
(to front of wardrobe)

Bedroom Three 10'7" x 9'10" (3.23 x 3.00)

Bedroom Four 9'10" x 8'9" (3.00 x 2.69)
(maximum)

Family Bathroom 6'9" x 6'2" (2.06 x 1.89)

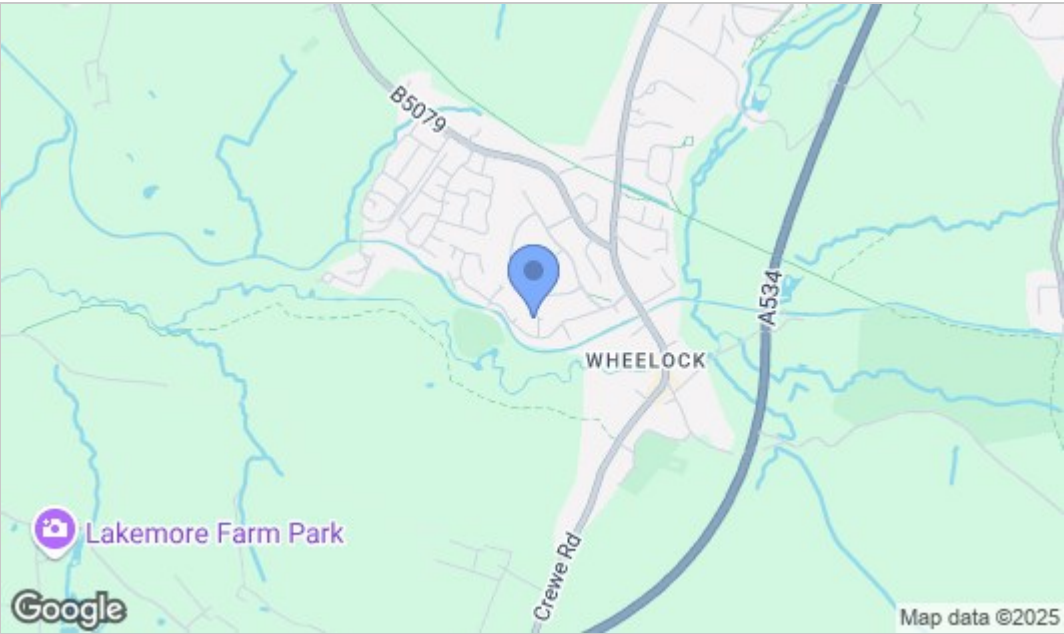
Integral Garage 15'6" x 8'8" (4.73 x 2.65)

Floor Plan

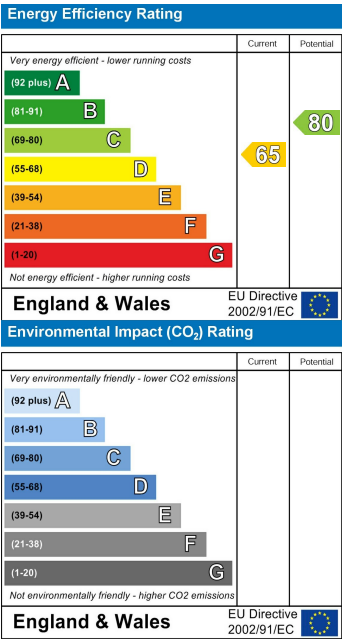


Measurements are approximate. Not to scale. Illustrative purposes only.
Made with floorplan.co.uk

Area Map



Energy Efficiency Graph



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