

chris hamriding

lettings & estate agents



7 Mill Row, Sandbach, CW11 1JX

Offers In The Region Of £174,950

Take a moment to view our guided, aerial tour of this wonderful cottage!

Nestled in the charming area of Mill Row, Sandbach, this delightful terraced cottage offers a perfect blend of character, comfort and convenience. With two well-proportioned bedrooms on the first floor, this property is an ideal first time purchase for professional couples, or individuals seeking a peaceful place they can call home. Situated close to the town, residents will benefit from easy access to local amenities, shops, and transport links, making this location both convenient and desirable.

The country-style kitchen is a true highlight, featuring ample storage and workspace, making it a delightful area for culinary enthusiasts and has a pleasant aspect over the rear courtyard garden. There are a number of characterful features throughout the home, with exposed ceiling joists that run throughout the ground floor and a feature fireplace with handy shelving being a main focal point to the lounge. Upstairs, there are two bedrooms, with bedroom one being an exceptionally spacious room to the front of the home and bedroom two is a single room to the rear, currently utilised as a home office. We love the fact that the shower room is on the first floor, which is not that common in properties of this age, complete with Travertine style wall & floor tiling and a huge walk-in shower!

Another impressive feature of this property is the enclosed, private rear garden, providing a serene outdoor space for gardening, relaxation, or enjoying al fresco dining during the summer months with low maintenance

Accommodation

Lounge 14'1" x 13'2" (4.30 x 4.02)

Kitchen/Diner 12'2" x 11'4" (3.71 x 3.46)

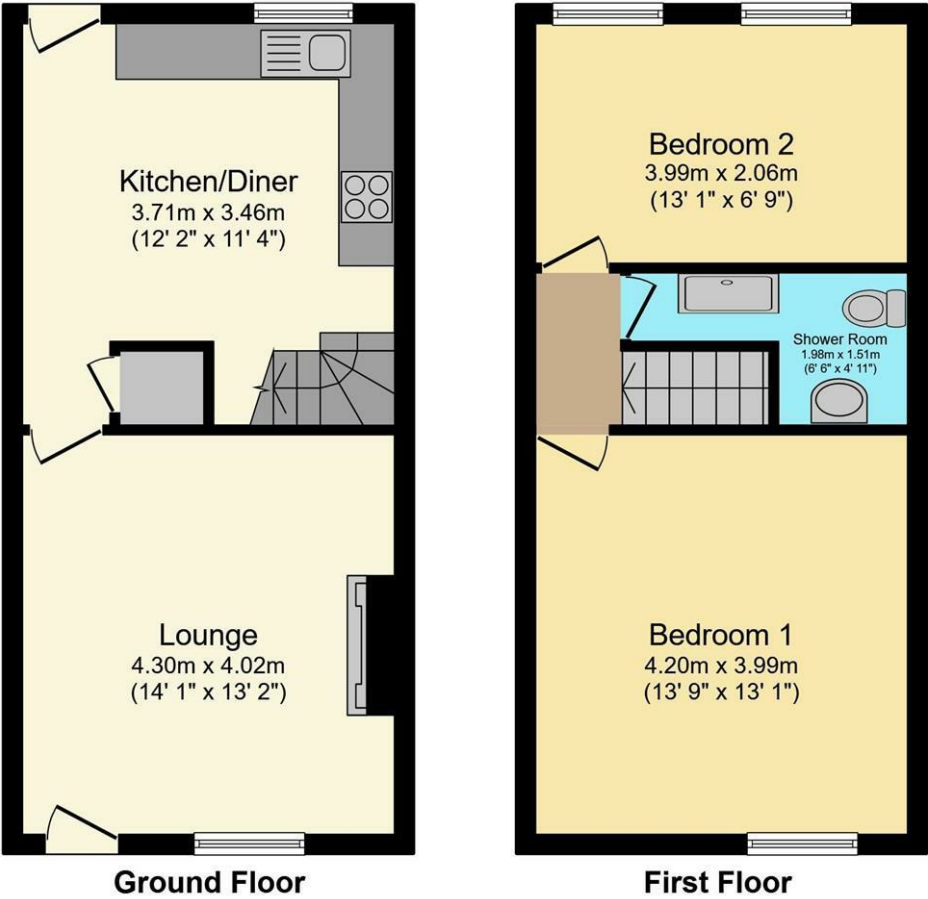
First Floor Landing 8'6" x 6'9" (2.60 x 2.06)

Bedroom One 13'9" x 13'1" (4.20 x 3.99)

Bedroom Two 13'1" x 6'9" (3.99 x 2.06)

Shower Room 6'5" x 4'11" (1.98 x 1.51)

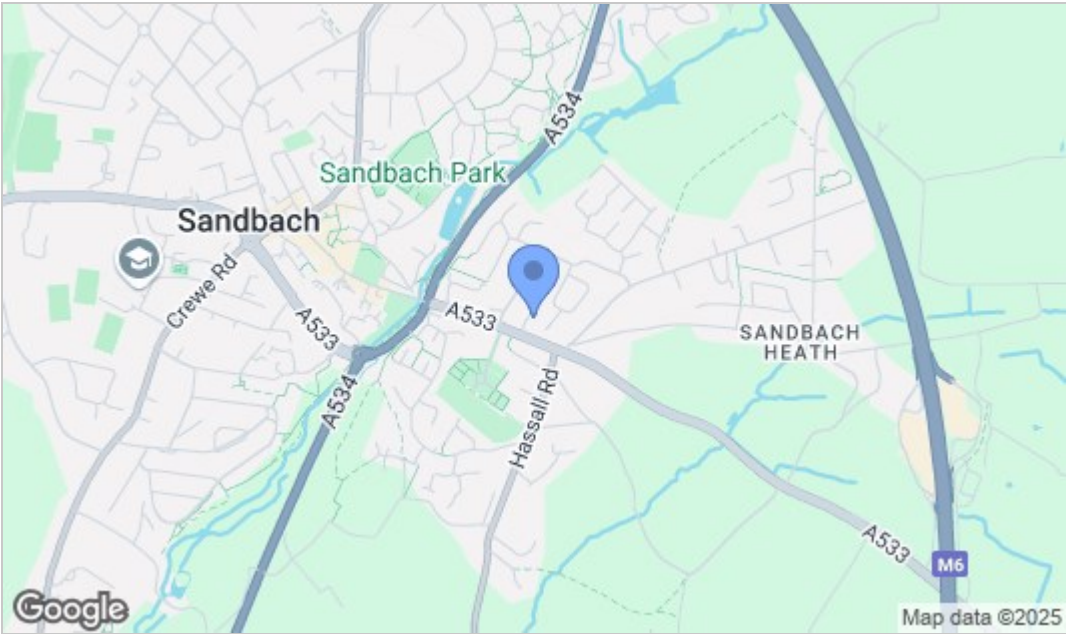
Floor Plan



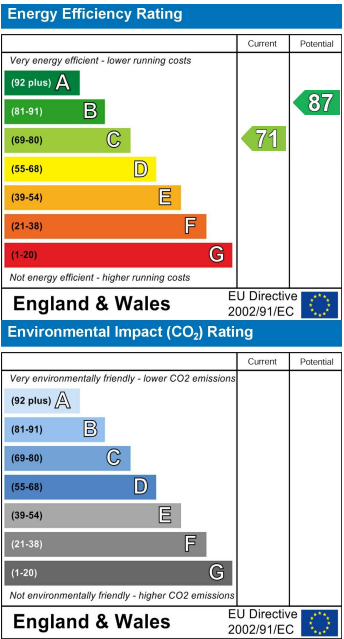
Total floor area 69.9 sq.m. (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.