

chris hamriding

lettings & estate agents



164 Congleton Road, Sandbach, CW11 1DW

Offers In The Region Of £695,000

Take a moment to view our guided, signature tour of this impressive, bespoke residence situated on the affluent throughfare, convenient for Offley Primary and Sandbach Town Centre along with its wealth of amenities.

Offered for sale with no onward chain, this home was originally designed & constructed in the 1950's for the former owner being set well back from the road, surrounded by mature grounds and a wealth of parking plus an attached tandem garage extending to over 10 meters!

Internally, the home offers exceptional accommodation & subject to some modernization, offers the perfect foundation to create your dream home in a favored part of the town. Having three reception rooms to the ground floor with a stunning garden room framing rear grounds perfectly, the home also benefits from a dining kitchen with separate utility and a grand reception hall plus ground floor WVC.

Upstairs, the home continues to impress, with a flexible layout and four/five bedrooms, with a feature portrait window framing the rear garden from the landing and en-suite to the master suite plus a family bathroom where you have the option to create your dream suite.

Externally, the home has fabulous gardens to both the front and rear with the rear being a particular feature due to its size and aspect, having a paved patio terrace with an extensive lawned area, surrounded by well stocked beds and borders on all sides. The front of the home is equally as pleasant being approached via a large tarmac driveway leading up to the garage with turning area and a variety of manicured, shaped lawned

Accommodation

Entrance Porch 9'3" x 3'7" (2.84 x 1.10)

Entrance Hall 11'2" x 7'6" (3.42 x 2.29)

Cloakroom 6'0" x 4'5" (1.85 x 1.36)

Lounge 19'7" x 12'10" (5.98 x 3.92)

Sun Room 16'3" x 7'4" (4.97 x 2.26)

Dining Room 11'10" x 11'10" (3.63 x 3.63)

Open-plan Dining Kitchen

Kitchen Area 15'5" x 9'7" (4.70 x 2.93)

Dining Area 12'0" x 9'1" (3.68 x 2.78)

Utility 12'9" x 5'11" (3.89 x 1.82)

First Floor Landing 16'8" x 12'4" (5.10 x 3.76)

Bedroom One 11'10" x 11'8" (3.63 x 3.58)
(maximum)

En-suite 5'1" x 6'6" (1.55 x 2.00)
(Maximum)

Bedroom Two 12'11" x 11'5" (3.96 x 3.48)

Bedroom Three 12'10" x 7'10" (3.92 x 2.40)

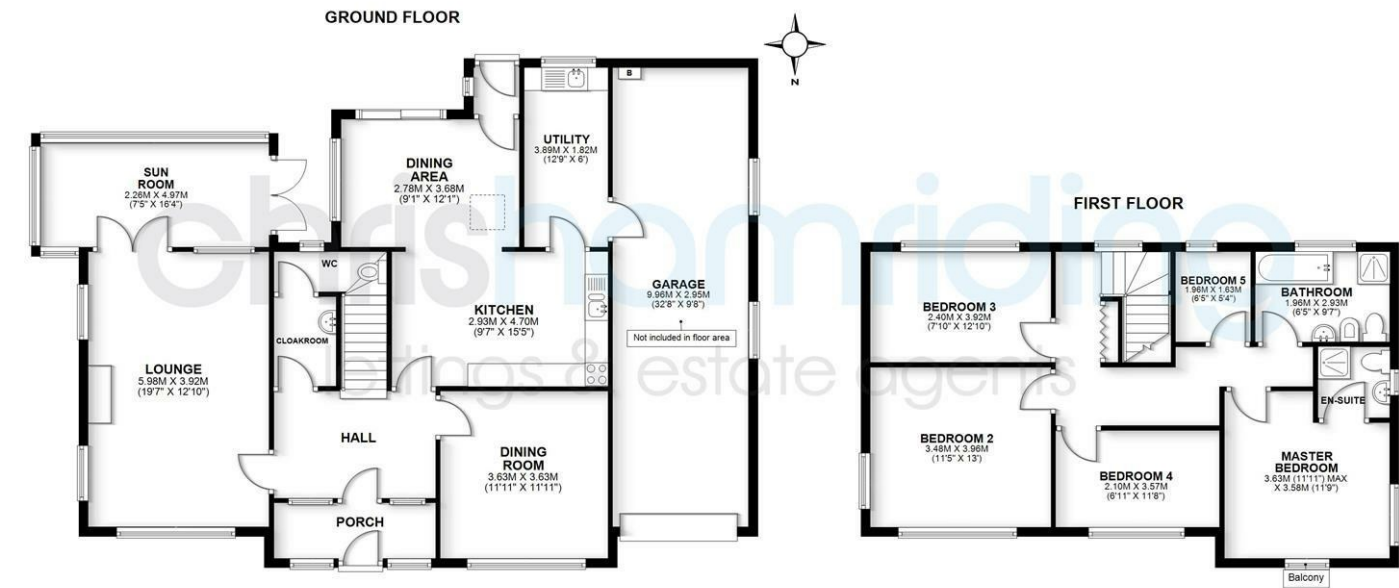
Bedroom Four 11'8" x 6'10" (3.57 x 2.10)

Study/Bedroom Five 6'5" x 5'4" (1.96 x 1.63)

Family Bathroom 9'7" x 6'5" (2.93 x 1.96)

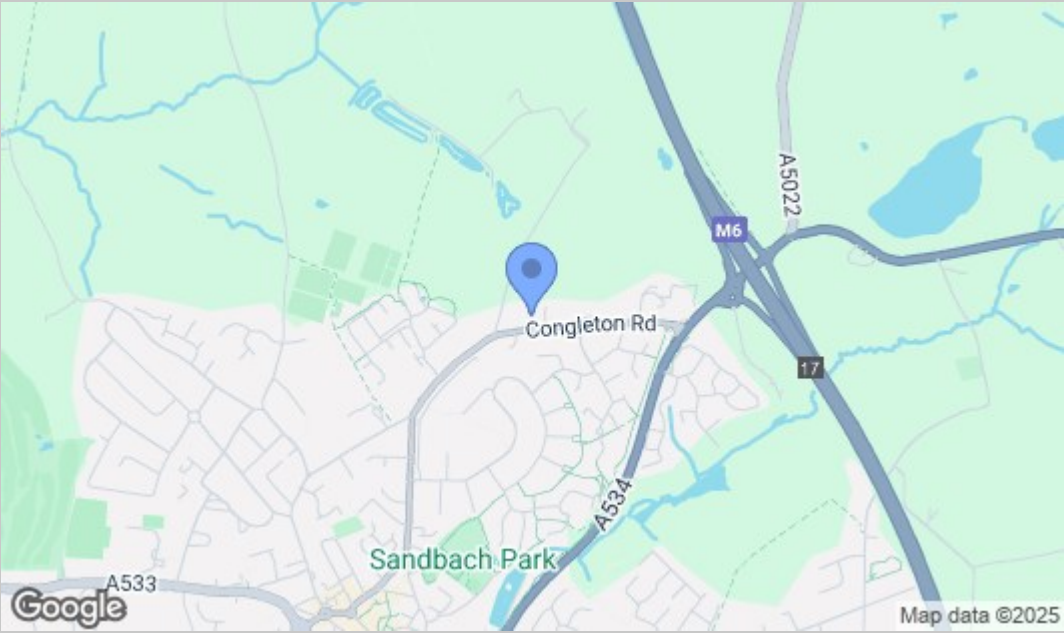
Tandem Garage 32'8" x 9'8" (9.96 x 2.95)

Floor Plan

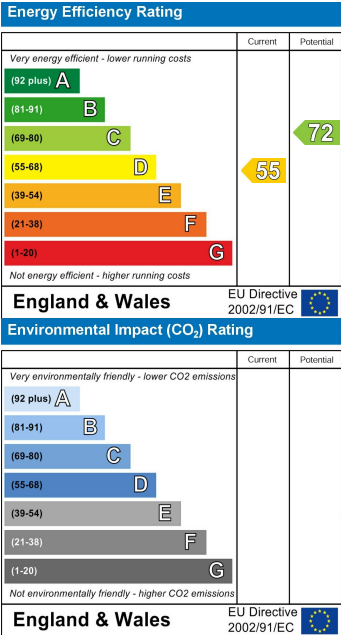


TOTAL AREA: APPROX. 173.2 SQ. METRES (1863.9 SQ. FEET)
All contents, positioning and measurements are for illustration only and should be used as such by any prospective purchaser.
Any services, systems or appliances shown have not been tested. Plan produced by www.wallenward.com
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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