

# chris hamriding

lettings & estate agents



## 19 Mill Pool Way, Sandbach, CW11 4BS

**£395,000**

Take a moment to view our guided, aerial tour of this wonderful, centrally positioned home!

**FREEHOLD TENURE, WOODLAND BACKROP & TURN-KEY PRESENTATION!** Nestled in the charming area of Mill Pool Way, Sandbach, this beautifully presented detached house is the ideal family home. Whether you are looking to upsize or move into the area and with its prime location close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, parks and countryside, making it perfect for family life!

The property enjoys two spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-appointed bedrooms on the first floor offer comfortable accommodation for the entire family, while the modern bathroom & en-suite shower room ensure convenience and privacy for all. The master suite is complemented by stunning roof profiles, feature glazing and a wealth of built-in wardrobe storage. The remaining three bedrooms are beautifully presented with feature wall panelling and are very well balanced for family life.

The interior of the home has been tastefully decorated throughout, creating a warm and inviting atmosphere that is sure to impress. The private rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family in complete privacy, with a mature, wooded backdrop that you will never tire of!

## Accommodation

Entrance Hall 10'8" x 4'8" (3.258 x 1.434)

Lounge 14'9" x 10'11" (4.496 x 3.332)

Dining Room 9'7" x 8'7" (2.945 x 2.634)

Kitchen 13'4" x 7'9" (4.085 x 2.387)

WC 5'10" x 2'10" (1.792 x 0.877)

Utility 7'2" x 6'5" (2.197 x 1.979)

First Floor Landing 10'3" x 7'6" (3.148 x 2.297)

Bedroom One 12'3" x 10'3" (3.734 x 3.134)

En-suite 7'3" x 3'9" (2.229 x 1.162)

Bedroom Two 12'0" x 8'8" (3.677 x 2.660)

Bedroom Three 10'2" x 7'3" (3.119 x 2.235)

Bedroom Four 8'8" x 7'10" (2.661 x 2.400)  
(to front of built-in wardrobe)

Family Bathroom 6'7" x 6'5" (2.021 x 1.962)

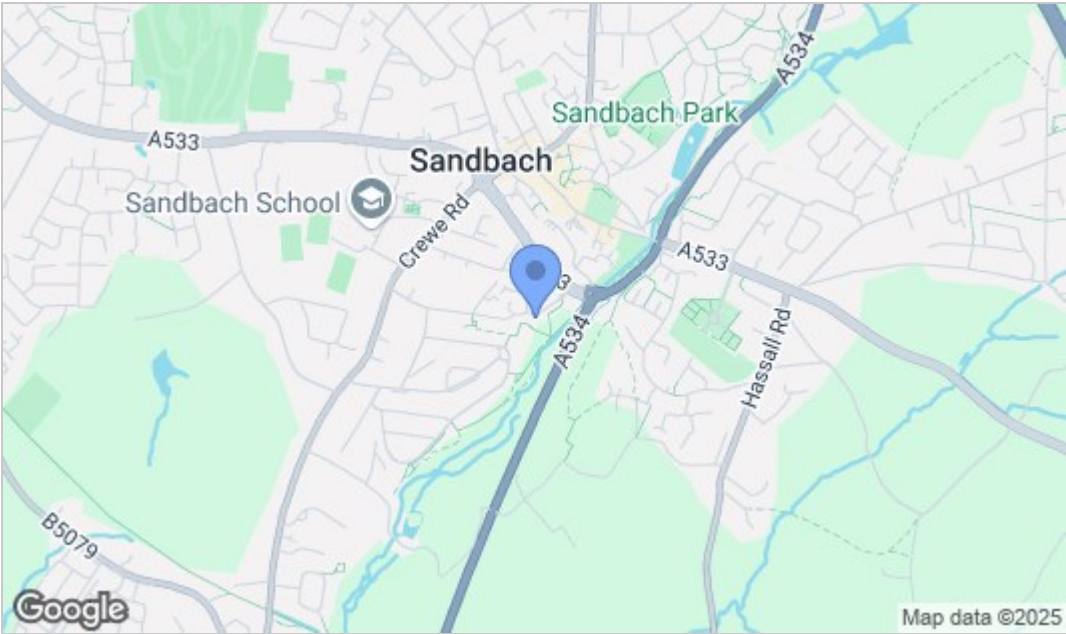
Garage



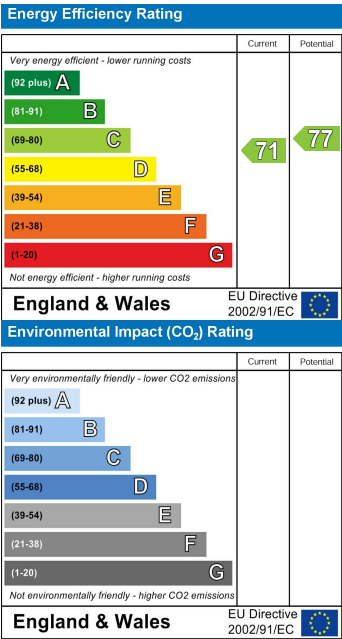
Floor Plan



Area Map



Energy Efficiency Graph



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