

chris hamriding

lettings & estate agents



25 Brookland Drive, Sandbach, CW11 2LX

Offers In The Region Of £310,000

No onward chain! Take a moment to view our guided, aerial tour of this impressive home, its surroundings and proximity to both town & country!

Situated in the sought-after area of Brookland Drive, Sandbach Heath, this spacious 1970's detached chalet style dormer home presents an excellent opportunity for families and individuals alike. The property has been extended to the rear in more recent years with the addition of a single story extension backing onto the rear garden, creating a large open dining/family room. The two inviting reception rooms provide versatile areas for both relaxation and entertainment. The home offers the perfect opportunity to add your stamp & customize your dream home within a favoured part of the town. Just a short distance up the road there is a primary school, a play park and further afield you are only a short stroll into the thriving centre of Sandbach & a wealth of amenities.

Accompanying the home are a number of features to note, some of which include:- double glazing throughout, gas central heating, new carpets throughout, a ground floor cloakroom, a sizeable formal lounge with feature glazing and an 'Adam' style fireplace, a large dining/family room forming part of the property extension which backs onto the rear garden with patio doors. The kitchen has a range of storage available and built-in storage with plenty of scope to make your dream kitchen!

Upstairs, the home has three bedrooms with a range of built-in wardrobes to bedroom one and a sizeable family bathroom complete with corner bath!

Accommodation

Entrance Hall 5'9" x 4'1" (1.77 x 1.27)

Cloakroom 5'8" x 2'11" (1.74 x 0.895)

Living Room 23'0" x 11'3" (7.02 x 3.44)

Dining Room 18'0" x 11'10" (5.499 x 3.628)

Kitchen 12'6" x 9'7" (3.82 x 2.94)

First Floor Landing 11'1" x 6'0" (3.39 x 1.83)

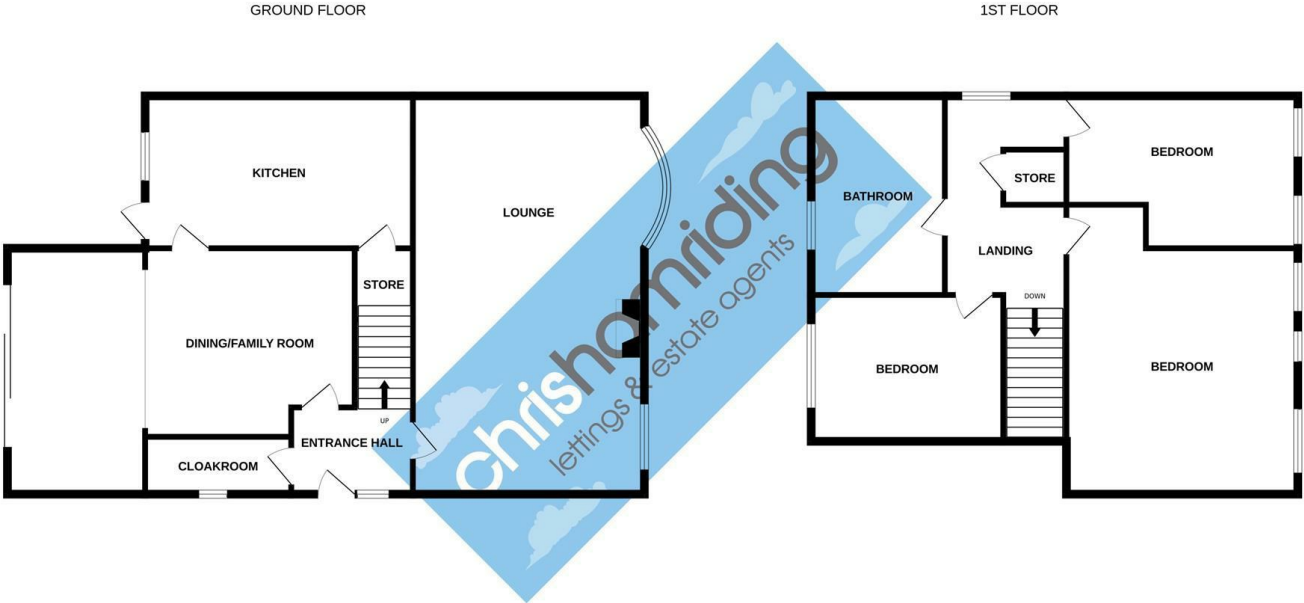
Bedroom One 12'8" x 11'5" (3.88 x 3.48)

Bedroom Two 11'4" x 9'11" (3.47 x 3.04)

Bedroom Three 8'10" x 8'2" (2.70 x 2.51)

Family Bathroom 10'11" x 5'5" (3.35 x 1.67)

Floor Plan

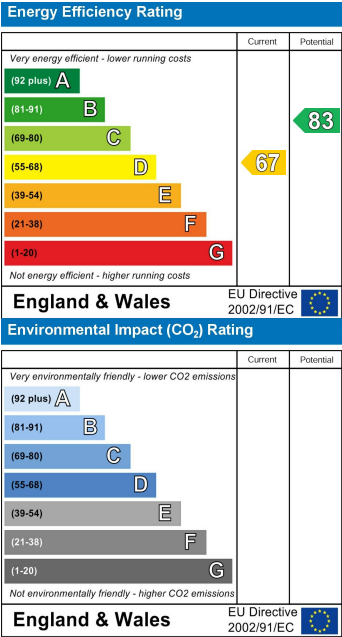


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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