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lettings & estate agents



34 Heath Road, Sandbach, CW11 2JU

Offers Over £240,000

Take a moment to view our guided, aerial tour of this impressive, three bedroom home with a fantastic rear garden!

Dating back to circa 1928, this three bedroom Victorian property is packed full of character whilst occupying an impressive plot, on a favoured road close to Sandbach Town Centre and it's many amenities.

Accompanying the home are a number of features to note, some of which include, double glazing throughout, gas central heating, original Minton tiled flooring to the entrance hall, a spacious lounge with feature fireplace and exposed wooden flooring, a sociable dining kitchen complete with cream 'shaker' style units and a wealth of storage, well equipped with integrated appliances and ample working surfaces. There is a separate utility keeping the kitchen nice and tidy plus a handy downstairs WC.

Upstairs, the spacious theme continues with three bedrooms, two of which are comfortable double rooms and a third single room, currently being used a dressing room but could also make a great single room or home office. Both of the main bedrooms also have some beautiful features and period-style fire grates!

Externally, the home continues to impress, with a large driveway providing ample off road parking for several vehicles and being set well back from the road! The rear garden is our favorite attribute of this wonderful

Accommodation

Entrance Hall 7'11" x 3'7" (2.416 x 1.114)

Lounge 13'2" x 12'5" (4.032 x 3.786)

Kitchen Diner 15'5" x 10'5" (4.700 x 3.180)

Utility 8'3" x 8'2" (2.529 x 2.495)

Cloakroom 3'8" x 2'11" (1.123 x 0.900)

First Floor Landing 8'3" x 6'4" (2.539 x 1.934)

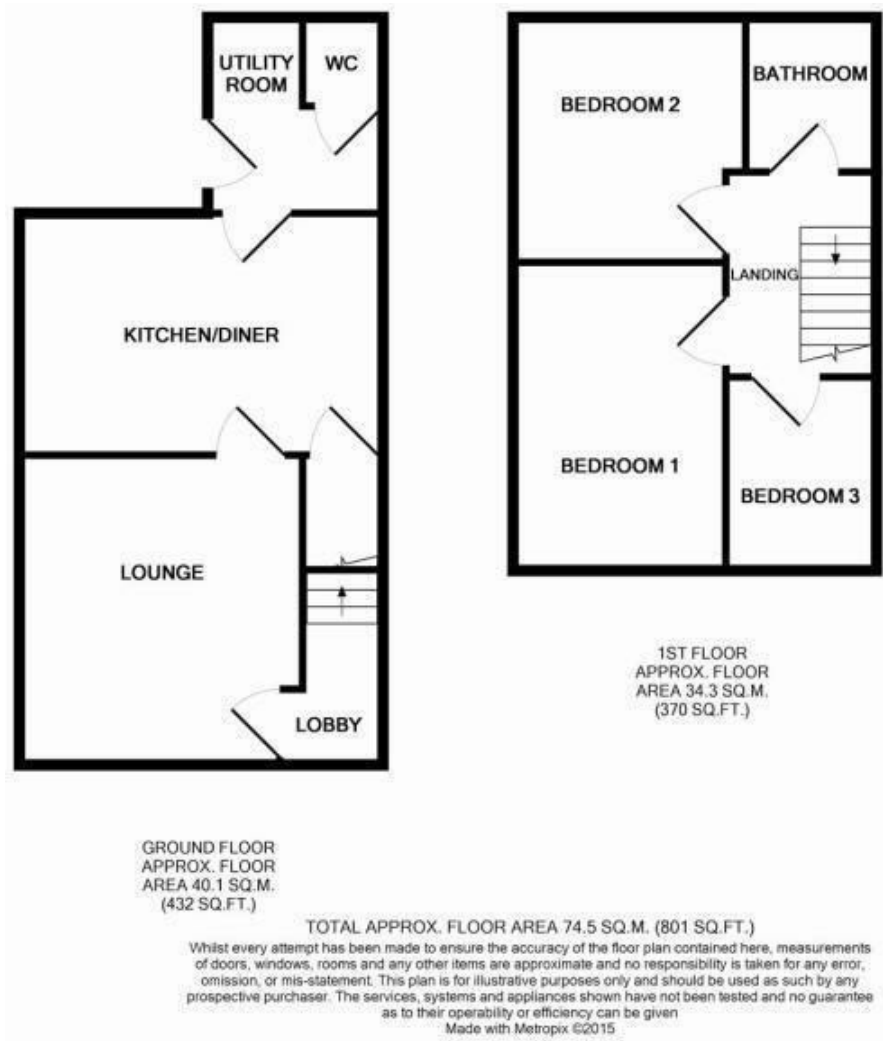
Bedroom One 13'3" x 9'3" (4.041 x 2.828)

Bedroom Two 10'6" x 9'1" (3.224 x 2.780)

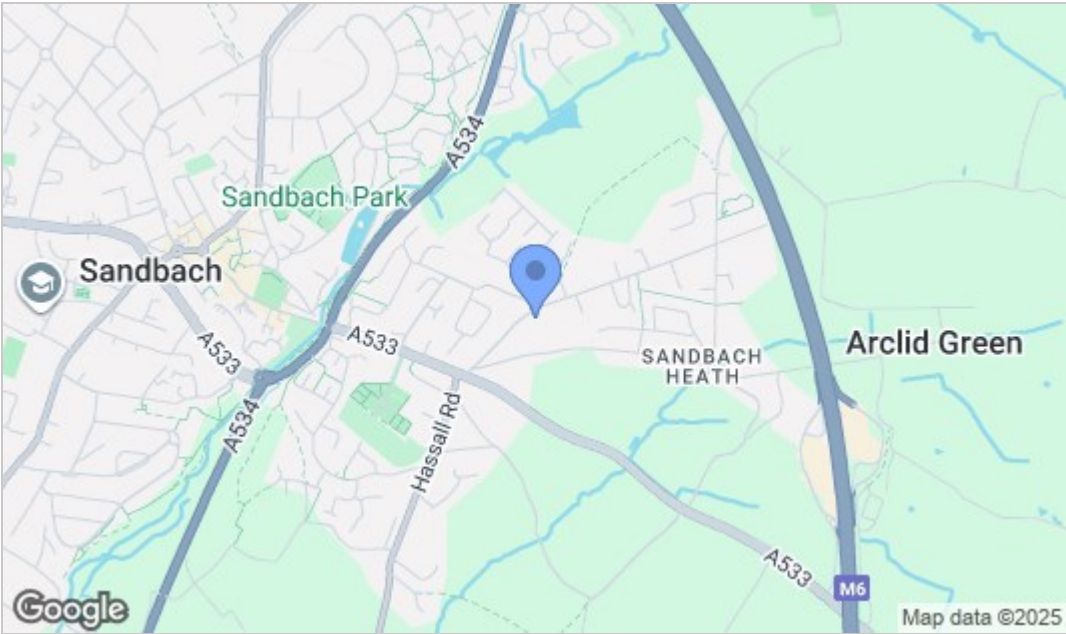
Bedroom Three 8'0" x 6'4" (2.456 x 1.950)

Family Bathroom 7'1" x 5'6" (2.174 x 1.691)

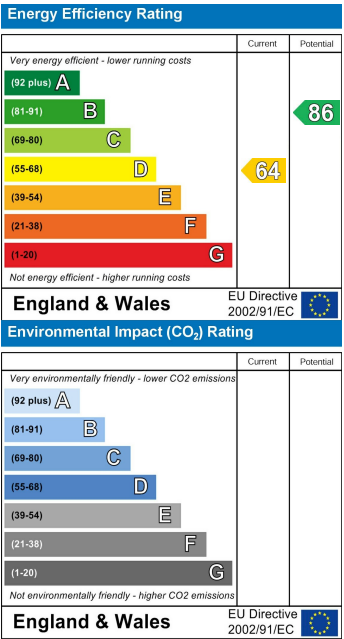
Floor Plan



Area Map



Energy Efficiency Graph



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