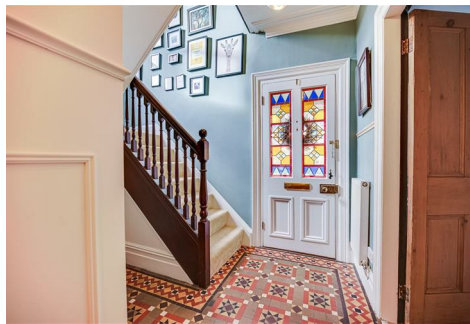


chris hamriding

lettings & estate agents



106 Heath Road, Sandbach, CW11 2LE

Offers Over £625,000

Take a moment to view our signature tour of 'Heathcote', a charming and spacious period residence that's sure to pique the interest of those discerning buyers amongst you!

Blending the very best of period charm and on trend style, the current owners have transformed this enchanting home into one of the best homes of its type. You will adore the heartwarming kerb appeal and as you move through the meticulously well presented rooms you'll be smiling from ear to ear! Relax by the fire in the bay fronted lounge, get busy in the library, take your morning coffee round the island or entertain the family all day long in the huge country kitchen! Upstairs you'll find three double bedrooms serviced by a charming bathroom whilst downstairs sits the 2nd bathroom that enjoys a luxurious 'on trend' aesthetic.

The modest frontage provides ample parking and access to the electric gates. Once through these, the driveway, patio and gardens quite literally go on as far as the eye can see! Extensive lawns, mature beds/borders, play areas, summer houses, veg patches...the list is almost as endless as the potential on offer out here! It's worthy of note that the entire plot is approaching 1/3 of an acre which hopefully gives you an idea of just how much property you are buying here!

The immediate area is just perfect for modern living with well-regarded schooling, shops and day to day amenities just a literal stones throw away whilst the vibrant Sandbach town centre to grab a coffee and a mass of open Cheshire countryside is within easy walking distance!

If you couldn't tell already, we ADORE this home and we're sure you will to so take a moment to watch our video tour, view our photos and floor plan, then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Accommodation

Entrance Hall 14'4" x 8'9" (4.37 x 2.68)

Lounge 12'0" x 11'10" (3.68 x 3.62)

Study/Playroom/Family Room 15'2" x 8'9" (4.63 x 2.68)

Inner Hall 10'4" x 3'8" (3.16 x 1.12)

Ground Floor Shower Room 11'7" x 3'8" (3.55 x 1.13)

Inner Vestibule 13'0" x 8'0" (3.97 x 2.46)
(To front of built-in storage)

Utility Room 10'5" x 8'2" (3.18 x 2.51)

Open-Plan Living/Dining Kitchen 34'10" x 14'6" (10.64 x 4.44)

Walk-in Pantry/Store 10'0" x 4'3" (3.07 x 1.31)

First Floor Landing 11'3" x 9'7" (3.44 x 2.94)

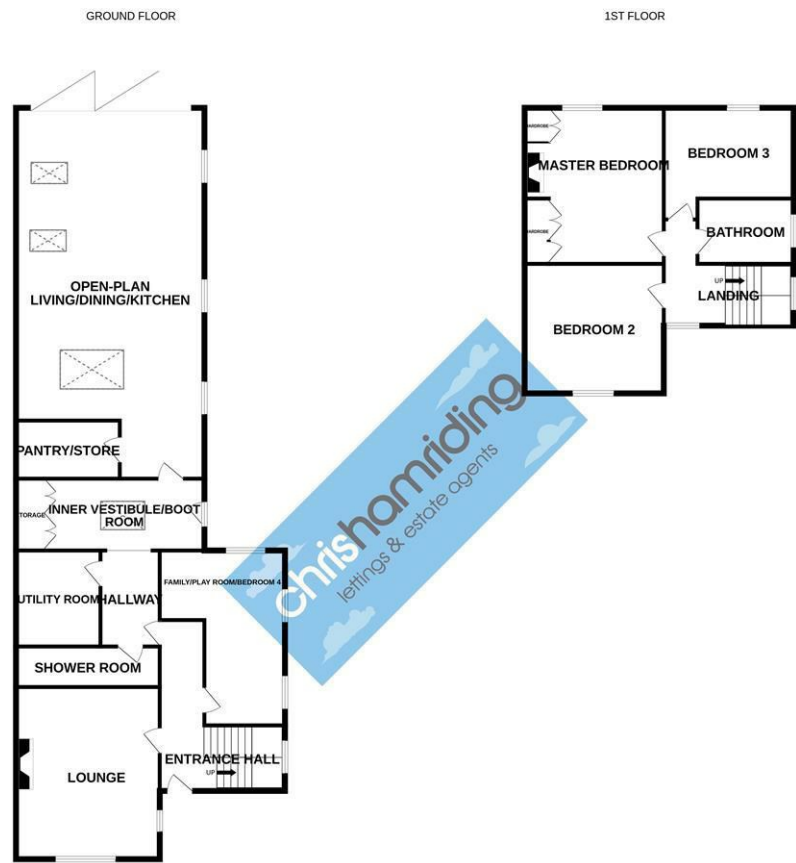
Bedroom One 14'11" x 9'10" (4.56 x 3.00)

Bedroom Two 12'0" x 12'0" (3.68 x 3.67)

Bedroom Three 12'1" x 11'5" (3.70 x 3.48)

Family Bathroom 8'9" x 5'5" (2.67 x 1.66)

Floor Plan

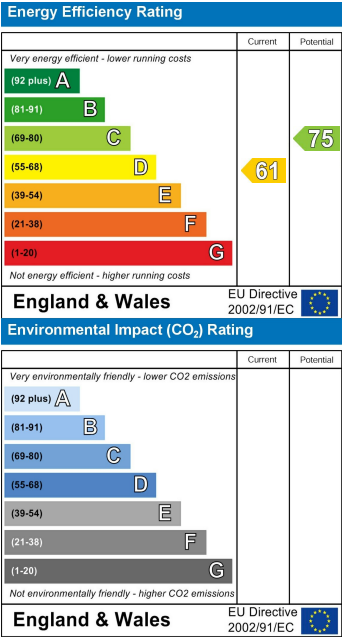


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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