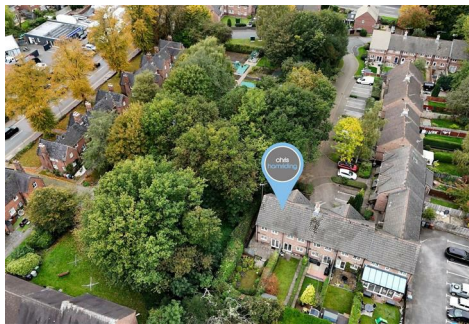


chris hamriding

lettings & estate agents



35 The Spinney, Sandbach, CW11 1FF

Offers In The Region Of £220,000

NO CHAIN! Take a moment to view our guided, aerial tour of this fantastic home!

Constructed in the mid 1990's and positioned on 'The Spinney', a popular modern development of a select group of homes which conveniently find themselves just a very short stroll into the bustling Town Centre of Sandbach. This delightful property presents an excellent, 'turn-key' opportunity for both first/second-time buyers or those seeking a buy-to-let investment!

Internally, the home enjoys a spacious lounge with useful under-stair storage, a welcoming entrance hall and social kitchen/diner located at the rear of the home, complete with a fitted kitchen, quarry tiled flooring and French doors to the rear garden.

Upstairs, there are two well-planned bedrooms, with a walk-in wardrobe to the principal room and a second double bedroom with a pleasant aspect overlooking the rear garden, currently utilised as a large single room and home office!

Externally, to the front of the home the property benefits from two off-road parking spaces situated right under your front door, a most valuable asset in this desirable location! The rear garden enjoys a south east aspect & an excellent degree of privacy with an extended Indian stone patio area and steps which lead up to an established lawn with well stocked borders to all sides.

Accommodation

Entrance Hall 9'1" x 3'5" (2.79 x 1.05)

Lounge 14'6" x 10'8" (4.42 x 3.26)

Kitchen/Diner 13'11" x 10'1" (4.26 x 3.09)

First Floor Landing 6'5" x 6'0" (1.97 x 1.84)

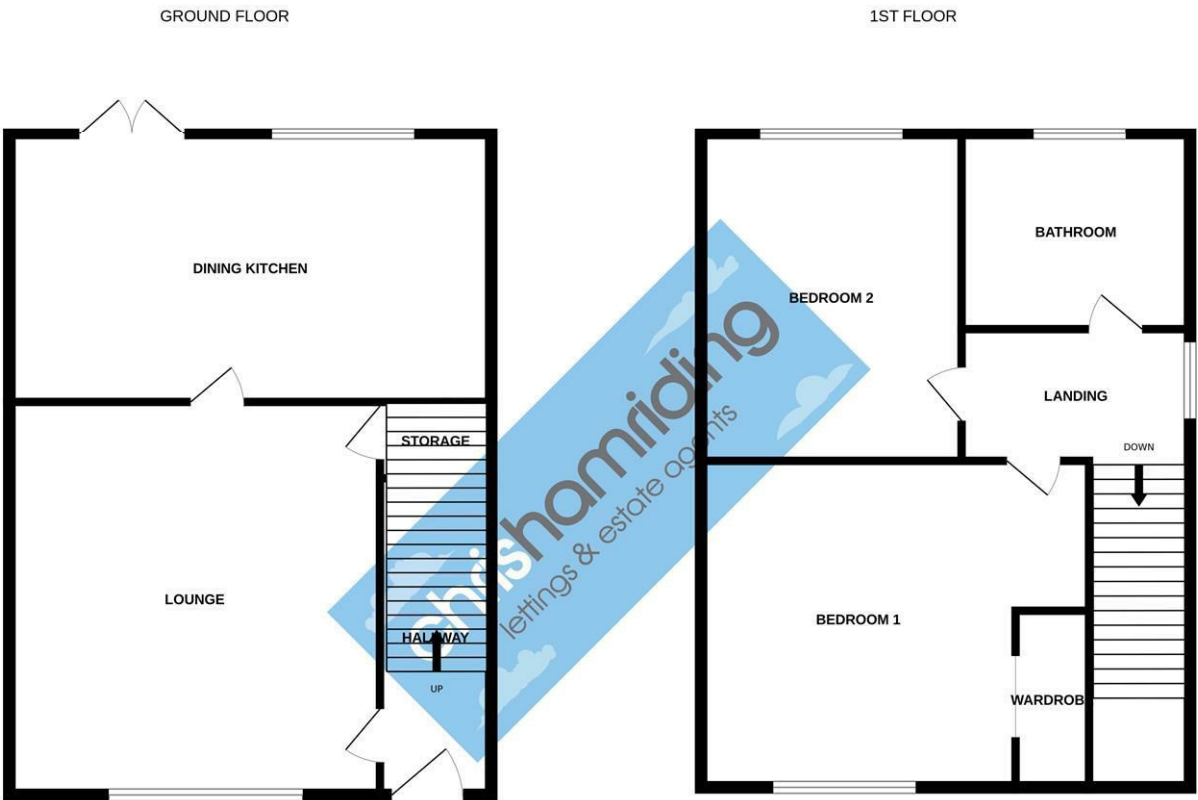
Bedroom One 12'1" x 10'9" (3.69 x 3.30)

Walk-in Wardrobe 6'3" x 3'1" (1.91 x 0.94)

Bedroom Two 12'7" x 7'3" (3.86 x 2.22)

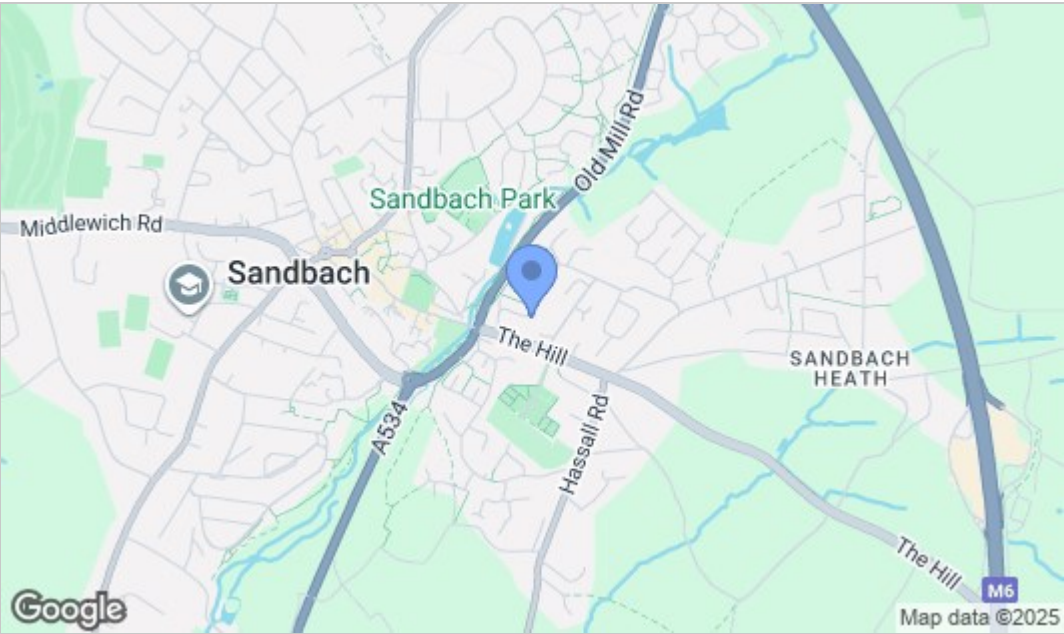
Bathroom 6'5" x 6'3" (1.97 x 1.92)

Floor Plan

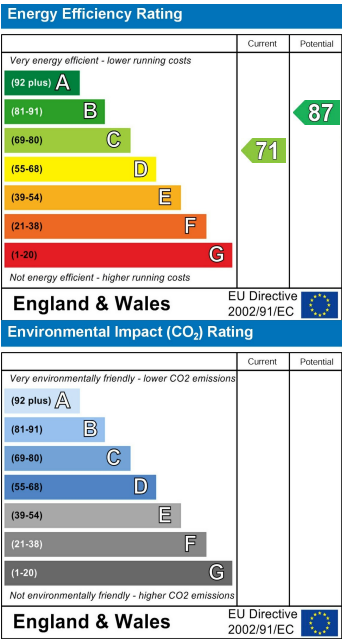


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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