

chris hamriding

lettings & estate agents



13 Hassall Road, Sandbach, CW11 4HQ

Offers In The Region Of £229,950

Take a moment to view our guided tour of this period, semi-detached home!

Offered for sale with no onward chain, this mature 1930's semi-detached house standing on a generous plot and enjoying an established position on this popular residential road conveniently situated for Sandbach town centre and its many amenities. The home does require some cosmetic improvements internally and currently has electric heating but offers one lucky buyer the opportunity to create their dream home!

Accompanying the property are a number of notable features some of which include: a contemporary style fireplace with cast iron multi-fuel burning stove and bay window to the lounge, a fitted kitchen with tiled floor and ample space for appliances, double glazing throughout and a ground floor WC located just off the dining area. Upstairs, there is a split level landing, a walk in wardrobe off bedroom one and a white, refitted shower room suite.

Externally, the property benefits from a gravel driveway providing off road parking for a number of vehicles, a generous rear garden with a timber garden cabin, slate style patio and a large lawned area which leads to a secondary patio.

What's not to love! View our video, photos and floorplan then call the Sandbach experts here at Chris hamriding to book your all-important viewing!

Accommodation

Entrance Hall 5'0" x 4'5" (1.53 x 1.37)

Lounge 14'4" x 12'0" (4.39 x 3.66)

Kitchen/Dining Room 15'5" x 7'6" (4.70 x 2.31)

WC 4'2" x 3'4" (1.29 x 1.03)

First Floor Landing 7'3" x 2'9" (2.23 x 0.86)

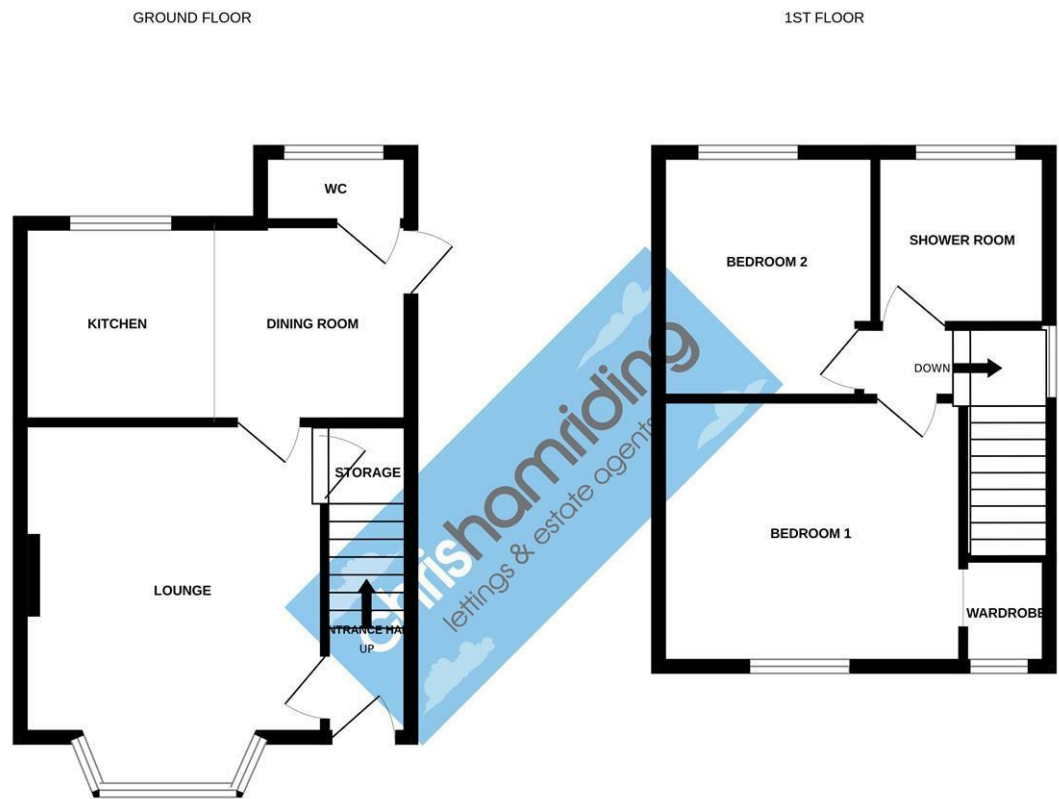
Bedroom One 12'2" x 9'8" (3.73 x 2.95)

Walk-in Wardrobe 3'8" x 2'9" (1.14 x 0.84)

Bedroom Two 10'11" x 7'8" (3.35 x 2.36)

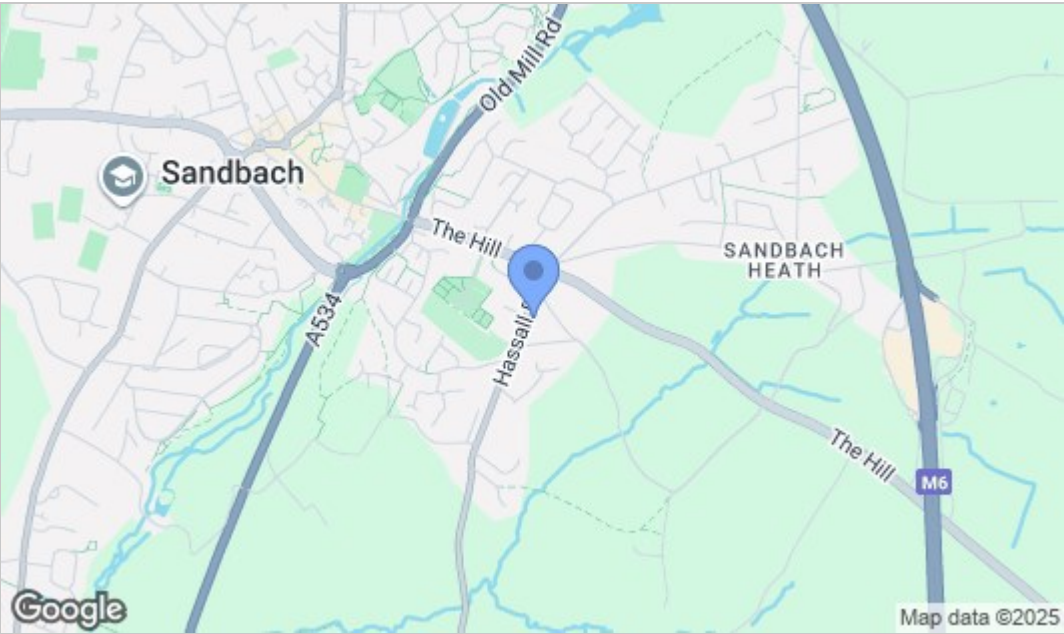
Shower Room 7'10" x 7'4" (2.40 x 2.24)

Floor Plan

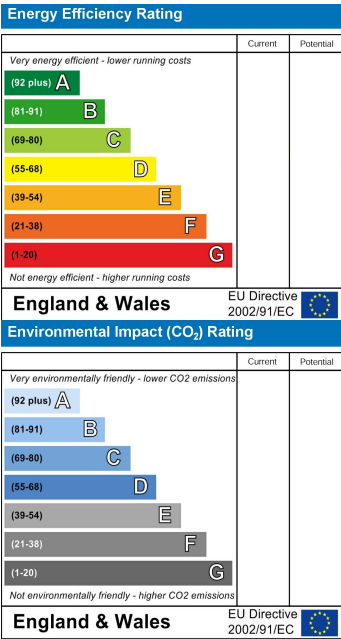


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.