

chris hamriding

lettings & estate agents



2 Front Street, Sandbach, CW11 1EU

Offers In The Region Of £250,000

WATCH OUR GUIDED TOUR OF THIS FANTASTIC, GRADE TWO LISTED COTTAGE!

Positioned in arguably one of the most convenient locations for Sandbach Town Centre, this charming row of grade two listed cottages dates back to circa 1861 and is situated within the town's conservation area. Front Street offers a unique location close to St Marys Church and looking out onto the picturesque Old Hall which dates back to 1656.

2, Front Street is an attractive end-of-terrace cottage enjoying some rare attributes you won't find in similar property's on the street, such as a block paved driveway!

Accompanying this delightful home are a number of appealing features some of which include: gas central heating, a feature fireplace to the lounge with electric stove, an original built-in cupboard to the dining room, a 'shaker' style fitted kitchen incorporating a number of integrated appliances, a spacious principal room which currently accommodates a super-king bed, a well-proportioned and versatile second bedroom plus a white, refitted upstairs shower room with white sanitary ware.

Externally, the property benefits from a block paved driveway to the front and a mature, cottage garden. To the rear there is a further enclosed, easy to maintain garden with high-retaining walls offering an excellent degree of privacy, with the added advantage of a gated access to the lane.

Accommodation

Open Plan Lounge/Diner

Lounge Area 11'11" x 11'11" (3.639 x 3.633)

Dining Area 10'9" x 8'11" (3.295 x 2.736)

Kitchen 10'7" x 7'10" (3.249 x 2.390)

First Floor Landing 9'10" x 2'4" (3.011 x 0.733)

Bedroom One 12'0" x 11'11" (3.674 x 3.640)

Bedroom Two 9'11" x 9'1" (3.036 x 2.779)

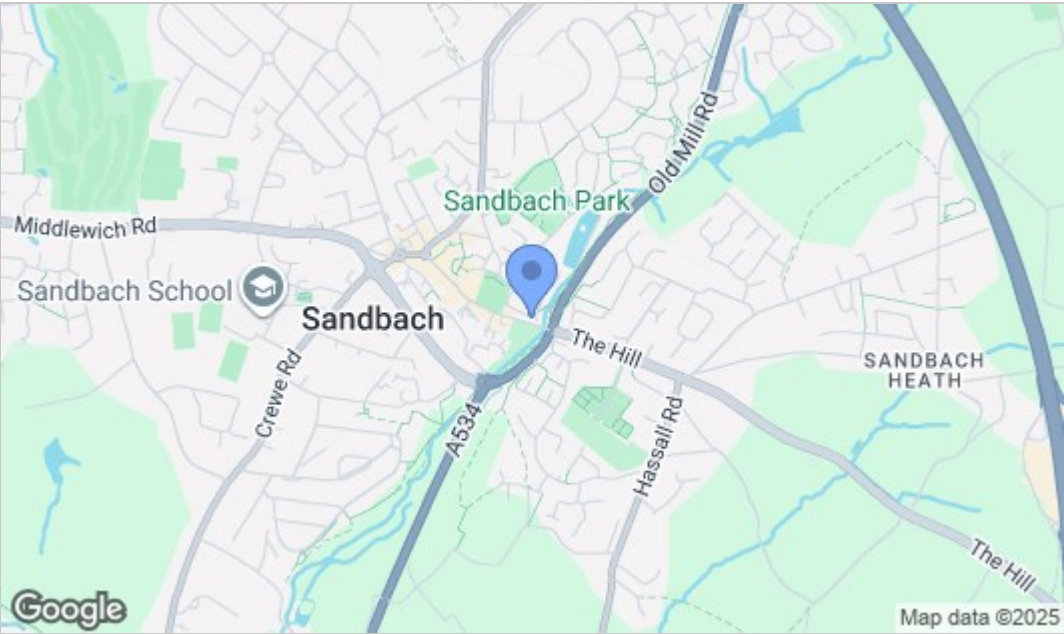
Shower Room 8'1" x 4'5" (2.478 x 1.348)

Floor Plan

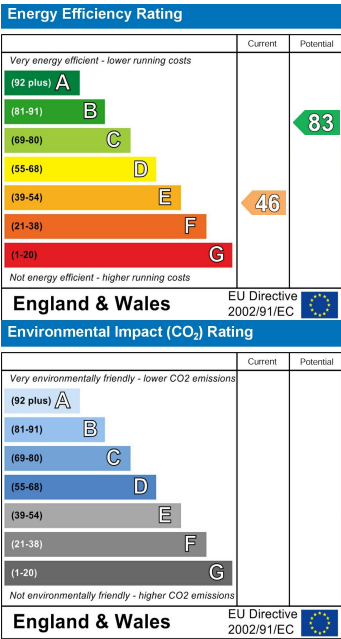


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2024

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.