

127A CREWE ROAD

Sandbach | CW11 4PA



HINCHLIFFE
HOLMES



Situated in the popular sought-after location of Sandbach, a four bedroom detached property with an exceptional finish throughout. The master bedroom includes a large dressing room and en-suite. This property is further complimented with landscaped gardens and off road parking.



127A CREWE ROAD

Situated in the popular sought-after location of Sandbach, a four bedroom detached property with an exceptional finish throughout. The master bedroom includes a large dressing room and en-suite. This property is further complimented with landscaped gardens and off road parking.

Sandbach is a thriving and delightful Cheshire Market Town and offers an extensive range of shops, restaurant and bars. The larger conurbations of

Crewe, Nantwich and Wilmslow provide further leisure and shopping facilities. The M6 is less than 2 miles away and Crewe station, providing direct trains to London Euston, is only 5 miles away. Sandbach is renowned for the excellent schooling opportunities, with the highly rated separate senior schools for Boys and Girls which both have first class academic records. An excellent choice of Nursery, Infant and Junior schools are also available.

GROUND FLOOR

Entrance Hall
Sitting Room
Family Dining Kitchen
Utility Room
Shower Room
Playroom/Office

FIRST FLOOR

Landing
Bedroom One
Dressing Room
En-suite
Bedroom Two
En-suite
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Garage
Parking
Gardens







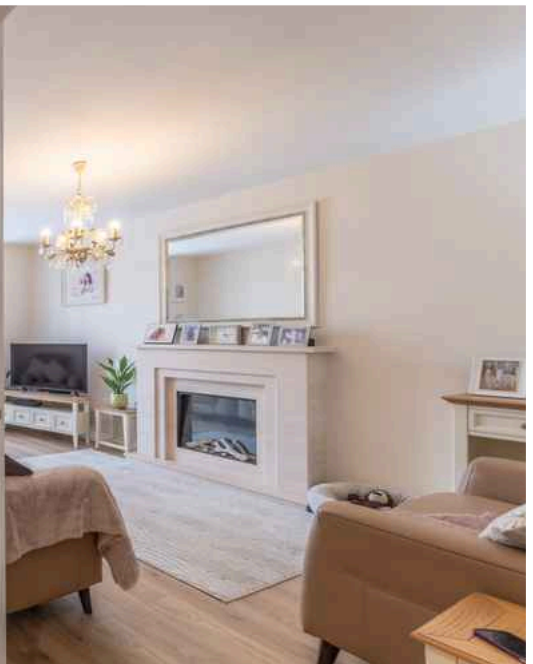
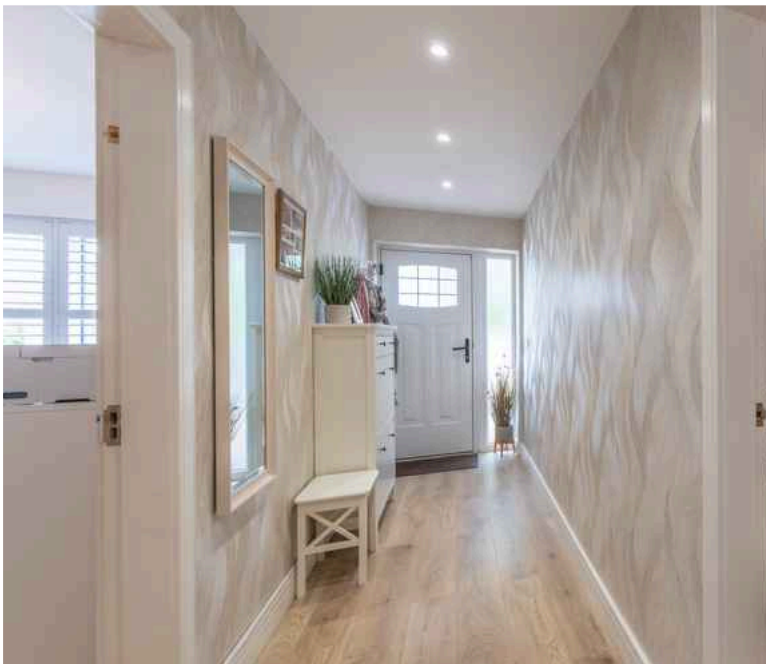












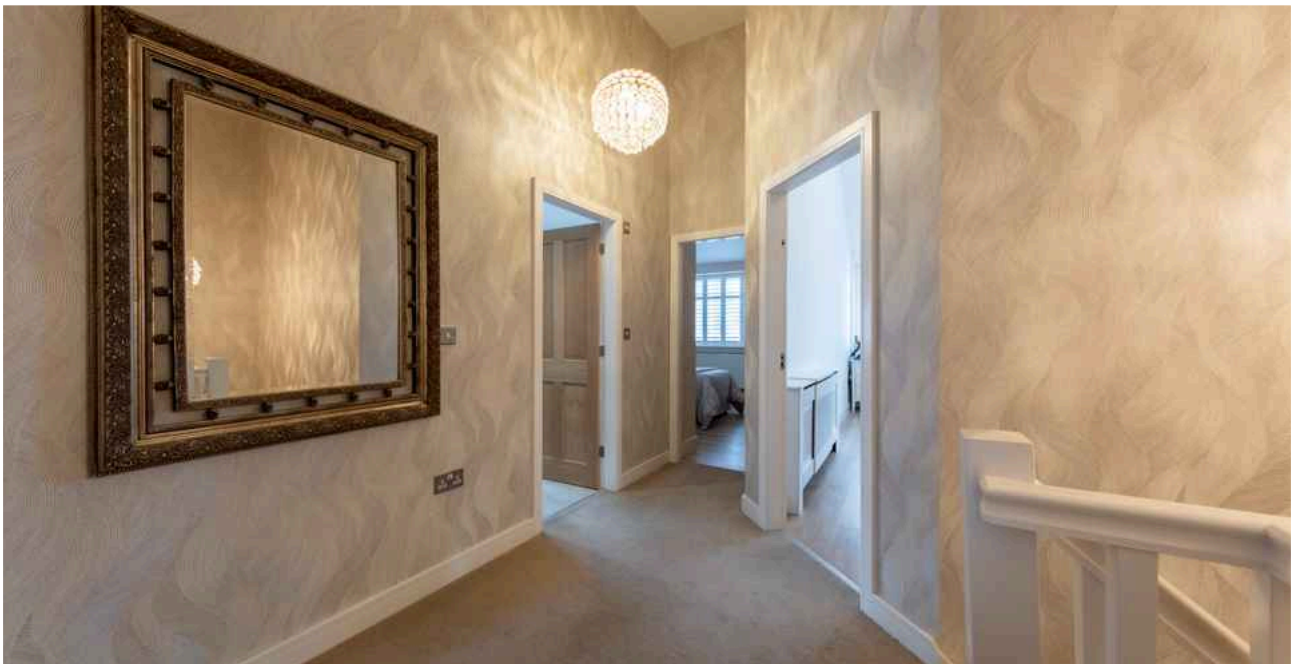












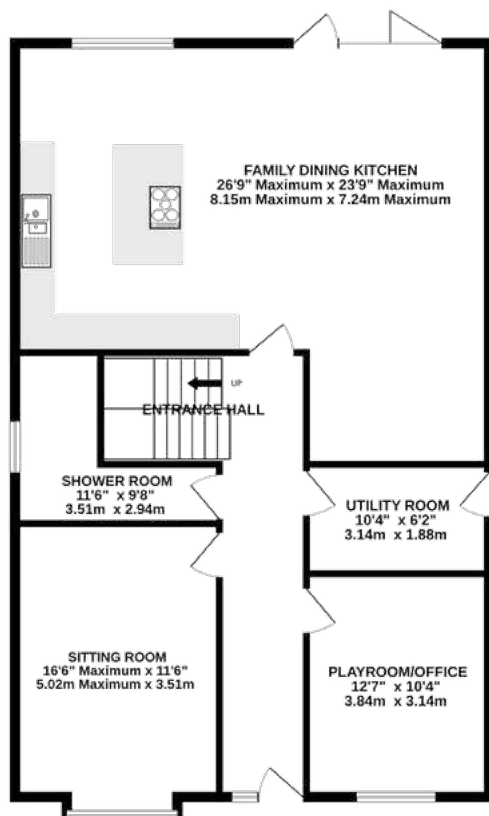




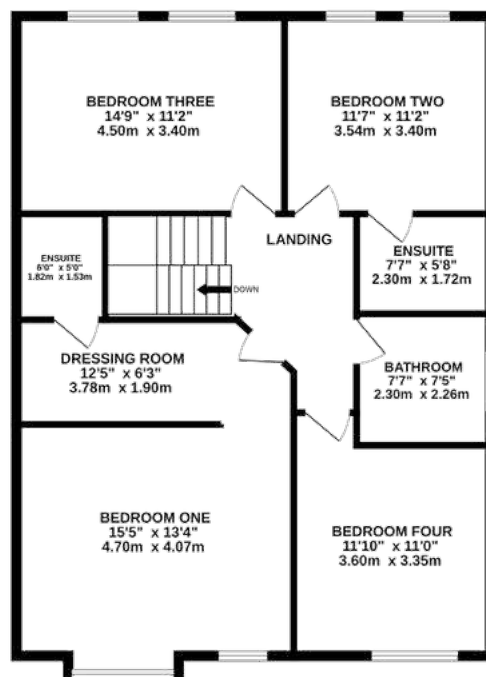




GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East. Council Tax – Band F.

POSSESSION

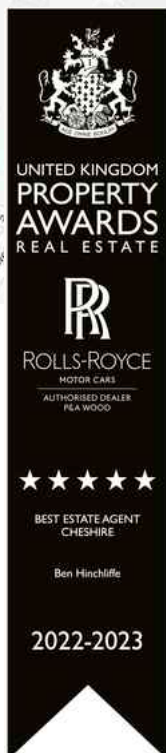
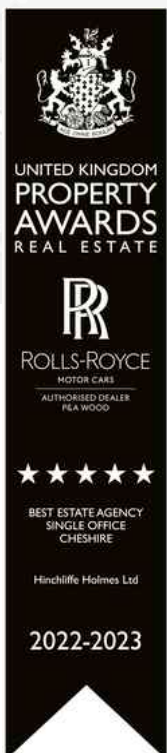
Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give 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 or 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 statements or representations 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 Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.



An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

CHESHIRE OFFICE

28 High Street, Cheshire, CW6 0AG, 01606 330 303
01606 330 303 - cheshire@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk