



Heron Way, Sandbach, Cheshire, CW11

Offers Over: £270,000

Leasehold

Heron Way, Sandbach, Cheshire, CW11

This beautifully presented three-bedroom detached home enjoys picturesque views over the Shropshire Union Canal.

Upon entering, you are welcomed into a bright entrance hall. To the left, the spacious living room features a stylish media wall with an inset feature fireplace. French doors lead seamlessly into the kitchen-diner, which boasts a modern range of base and eye-level units, freestanding appliances, and ample space for a dining table and chairs. Patio doors open directly onto the rear garden, enhancing the indoor-outdoor flow.

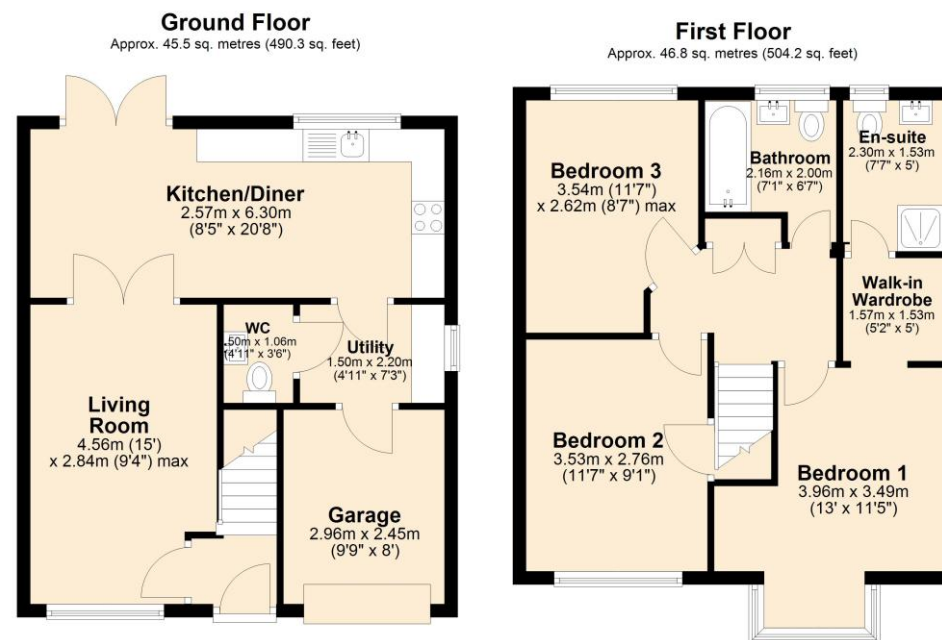
A separate utility room provides space for a washer and dryer and offers access to the downstairs WC. Additionally, there is internal access to the integral garage, which benefits from power, lighting, and an up-and-over door.

Upstairs, the main bedroom enjoys a front-facing position with a stunning bay window overlooking the canal. This spacious suite includes a dressing area and a private en-suite bathroom, complete with a walk-in shower, WC, and washbasin. Bedroom two is a well-proportioned double with fitted wardrobes, while bedroom three also features built-in storage. The family bathroom is equipped with a three-piece suite, including a bath with an overhead shower.

The rear garden is mainly laid to lawn and enclosed by timber fencing, offering a private and peaceful outdoor space.

This home perfectly combines modern living with a scenic setting—ideal for families or professionals seeking a tranquil yet well-connected location.

- Leasehold
- 150 years from 1 Jan 2012
- Ground Rent £250pa
- Council Tax Band D
- EPC Grade TBC
- Service Charge £80 every quarter



Total area: approx. 92.4 sq. metres (994.5 sq. feet)





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Disclaimer

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