

37 Harecastle Way, Sandbach, CW11 3DQ



Welcome to Harecastle Way, Sandbach, this delightful three-bedroom semi-detached house a striking double fronted design, enhanced by four elegant walk-in bay windows that flood the home with natural light.

Upon entering, you are greeted by a bright entrance hall featuring bespoke understairs storage, setting the tone for the thoughtful design throughout. The spacious dual aspect lounge provides an inviting space for relaxation, while the expansive kitchen diner is a true highlight. Equipped with integrated appliances and French doors leading to the rear garden, it is ideal for both family meals and entertaining guests.

The property comprises three well-appointed bedrooms, including a primary suite with an en-suite bathroom, alongside a family bathroom and a convenient guest WC.

The predominantly white walls throughout create a blank canvas, allowing you to personalise the space to your taste.

Outside, the fully landscaped garden is easy to maintain, providing a serene outdoor retreat.

The detached garage features an electric roller door, a side courtesy door, newly laid resin flooring, shelving, power, and light, making it a versatile space for storage or hobbies.

Additionally, driveway parking ensures convenience for you and your guests.

This well-presented home is a perfect choice for those seeking a modern lifestyle in a desirable location. With its thoughtful design and excellent amenities, it is ready to welcome you to your new chapter in Sandbach!

£280,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance Hall

Spacious and bright reception hall with stairs to first floor, bespoke under stairs storage, radiator, tiled flooring and doors to;



Cloakroom 7'4 x 5'10

Low level WC with concealed cistern, pedestal wash hand basin, partially tiled walls, continuation of tiled flooring, built in cupboard with bespoke shelving, integrated washing machine and radiator.



Lounge 18'00 x 10'08 (into bay)

Spacious dual aspect lounge with beautiful Upvc double-glazed walk-in bay window to front elevation, two Upvc double glazed windows to side and two radiators.



Kitchen/dining 17'11 x 11'05 (into bay)

Dining area- Beautiful Upvc double-glazed walk-in bay window to front elevation, Upvc double glazed French doors to rear garden.

Kitchen area- Range of base, wall and drawer units in shaker style with contrasting work surfaces over, integrated dishwasher, integrated fridge, integrated freezer, eye level built in double oven, four ring gas hob with cooker hood over, 1 ½ stainless steel sink unit with drainer, Upvc double glazed window to side, wall mounted combi boiler (with full service history) enclosed within the kitchen cupboard, two radiators and continuation of tiled flooring.



Stairs to first floor

Landing with loft access, Upvc double glazed window to the front elevation and doors leading to;

Bedroom One 11'09 x 11'07 (into bay)

Generously sized double room with Upvc double-glazed walk-in bay window to the front elevation, built in double wardrobe, radiator and door leading to en-suite.



En-suite

Fitted with a three-piece suite, wall mounted wash hand, low level WC with concealed cistern, walk in shower cubicle with glazed sliding doors and mains fed shower over, heated chrome ladder towel rail, partially tiled walls, extractor fan, tiled flooring and Upvc double glazed obscure glass window to side elevation.



Bedroom Two 11'00 x 11'00

A further generously sized double bedroom with a Upvc double-glazed walk-in bay window to the front elevation and radiator.



Family Bathroom

Fitted with a three-piece suite comprising of a wall mounted wash hand basin, low level WC with concealed cistern, Panel bath with mains fed shower over, heated chrome ladder towel rail, partially tiled walls, and tiled flooring.



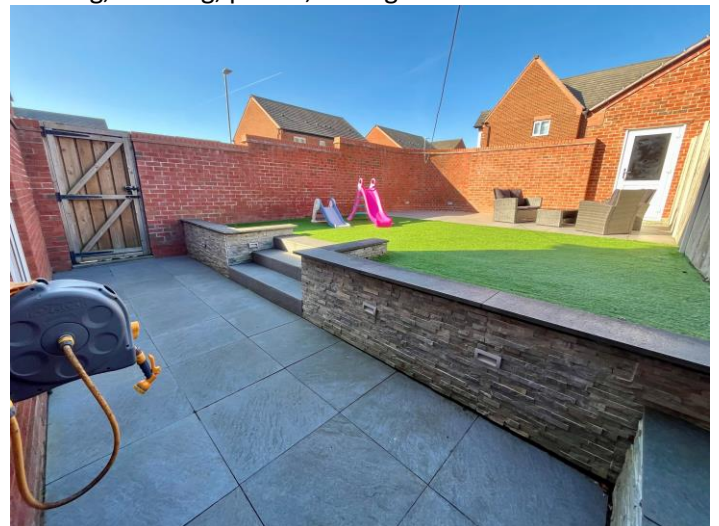
Externally

To the rear- Enclosed, easy to maintain garden, fully landscaped, with Indian stone patio and path to the front access, outside tap, side access to garage.

To the front- Slate borders, Indian stone path leading to front door and side gate into garden, tarmac driveway suitable for two cars leading to the garage.

Detached Garage

Electric roller door, courtesy side door, newly laid resin flooring, shelving, power, and light!



Bedroom Three 11'00 x 6'10

A sizeable third bedroom with Upvc double glazed window to side elevation and radiator.



EPC-B

Council Tax- D

Tenure- Freehold

***This Property belongs to a staff member of Cheshire property ***

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Mondays to Friday 9.00 - 5.00



