



## Heath House School Lane

CW11 2LS

Offers Over £499,500



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STEPHENSON BROWNE



This fantastic family home boasts impressive room sizes and is found down a quiet road, close to popular schools and great road links, and is offered for sale with NO ONWARD CHAIN.

#### Agents Remarks

This one of a kind house, located in the desirable location of Sandbach, is now available for sale. Step inside and you will be greeted by an abundance of natural light that fills the spacious rooms.

In brief the ground floor comprises; entrance hallway, lounge, a fantastic size kitchen, living, dining area, cloakroom and access to the integral garage. To the first floor there are four bedrooms with the master benefiting from an en-suite, and the family bathroom.

Externally, there is a sheltered patio area, a lawn area and artificial grass, perfect for families and entertaining. At the front there is a huge block paved driveway for ample off road parking.

Situated on a country lane, this property is in a prime location with fantastic travel links and close proximity to schools. Don't miss out on this amazing opportunity as there is NO CHAIN. Call the branch now to arrange your viewing and make this house your new home.

#### Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

#### Entrance Hallway

UPVC double glazed front door and frosted window to the front elevation, stairs to the first floor, two ceiling light points, radiator, storage cupboard, tiled flooring, smoke alarm.

#### Lounge

17'6" x 11'5" (5.337m x 3.483m)

UPVC double glazed box bay window to the front elevation, two ceiling light points, radiator, electric fire with surround, TV point. Double doors leading into:

#### Kitchen/Dining/Living Area

27'9" x 23'2" overall (8.466m x 7.071m overall)

#### Kitchen

A good range of grey and wood effect wall and base units with Quartz work-surface over, inset under-mount 1.5 bowl acrylic sink with mixer tap, integrated dishwasher, integrated oven and oven/microwave, space for American fridge-freezer, integrated refuse bin, four ring gas hob with extractor fan over, spotlighting tiled flooring, breakfast bar area, UPVC double glazed window and double doors leading out to the garden, grey panel radiator.

#### Dining/Living Area

Two radiators, three Velux skylights to the rear elevation, aluminium track sliding doors leading out to the garden. porcelain tile herringbone flooring, TV point.

#### Cloakroom

3'5" x 4'10" (1.063m x 1.489m)

Low level WC, wash hand basin inset into vanity unit, ceiling light point, extractor fan, UPVC double glazed frosted window to the side elevation, partly tiled walls, tiled flooring, radiator.

#### FIRST FLOOR







#### Landing

Ceiling light point, smoke alarm, access to the loft space, storage cupboard.

#### Bedroom One

12'10" x 15'1" (3.926m x 4.620m)

UPVC double glazed window to the front elevation, two ceiling light points, radiator.

#### En-Suite

6'10" x 7'7" (2.097m x 2.327)

Low level WC, wash hand basin inset into gloss vanity unit, shower enclosure with mixer and waterfall shower over, fully tiled walls, tiled flooring, grey panel wall mounted radiator, UPVC double glazed frosted window to the side elevation, ceiling light point, extractor fan.

#### Bedroom Two

11'0" x 14'10" (3.372m x 4.526m)

Two UPVC double glazed window to the rear elevation, radiator, ceiling light point, cubby hole with hanging rail.

#### Bedroom Three

9'7" x 15'10" to the maximum (2.929m x 4.835m to the maximum)

Two UPVC double glazed windows to the front elevation, radiator, ceiling light point.

#### Bedroom Four

12'5" x 6'3" (3.803m x 1.926m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes.

#### Family Bathroom

9'11" x 5'9" (3.030m x 1.775m)

Low level WC inset into vanity unit, wash hand basin inset into gloss vanity unit, freestanding bath with mixer tap, tiled shower enclosure with mixer shower over, partly tiled walls, tiled flooring, grey panel wall mounted radiator, UPVC double glazed frosted window to the side elevation, two ceiling light points, extractor fan.

#### OUTSIDE

##### Front

Block paved driveway with fence and hedge boundaries.

##### Rear

Summerhouse with power and lighting, laid to lawn, porcelain patio, artificial lawn area, well stoked flower beds and shrubbery,

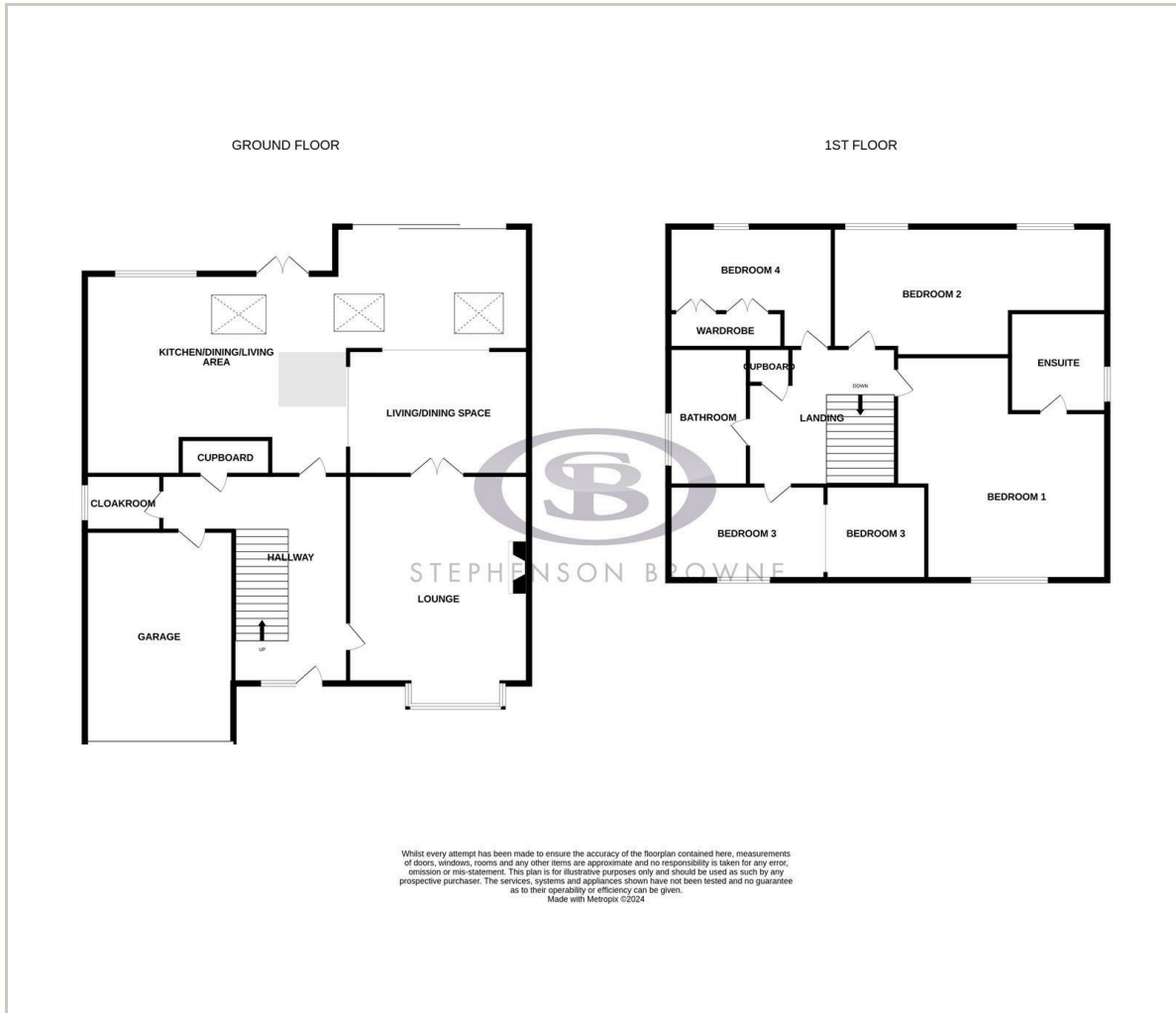
##### Integral Garage

Space and plumbing for washing machine and tumble dryer. kitchen wall and base units, stainless steel sink with mixer tap, two strip lights, up and over door, door into entrance hallway, wall mounted Worcester gas boiler.





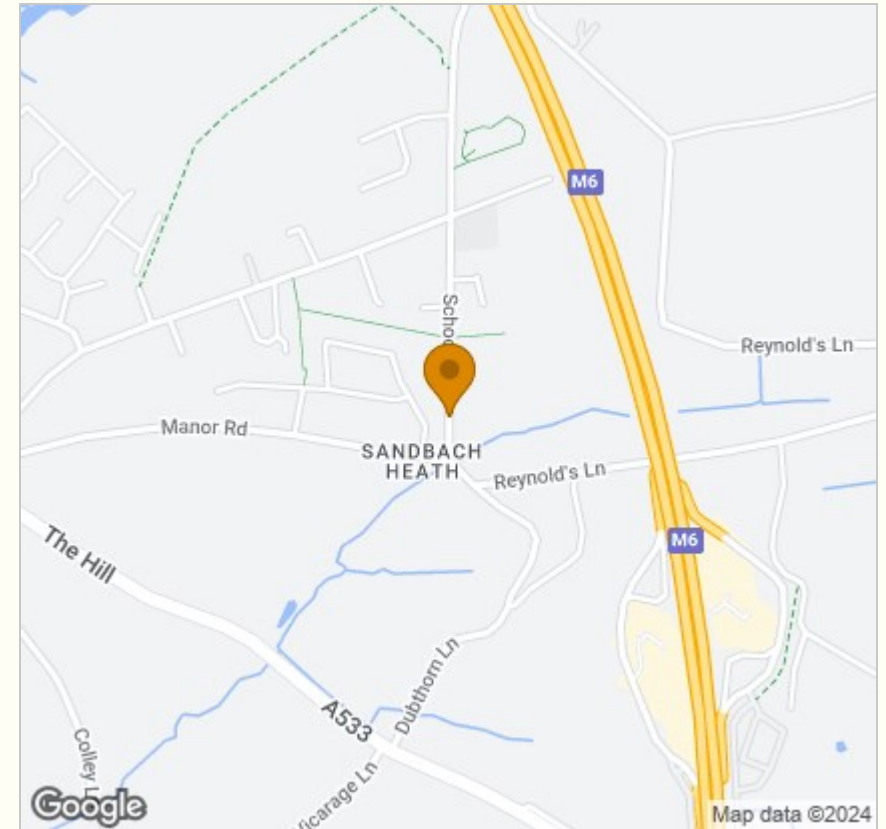
## Floor Plan



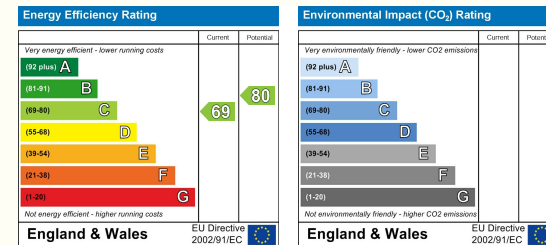
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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