



39 HIND HEATH ROAD, SANDBACH, CW11 3LG

OFFERS OVER £400,000



STEPHENSON BROWNE

This beautifully renovated semi-detached bungalow on Hind Heath Road offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two reception rooms, including a spacious kitchen, dining, and living area that serves as the heart of the home, perfect for entertaining or enjoying family meals.

The additional living room provides flexibility, allowing it to be transformed into a fourth bedroom if desired. The bungalow features a bathroom, additionally a separate WC and cloakroom, ensuring convenience for all residents.

Outside, the property is complemented by a private and enclosed south-westerly facing rear garden, recently landscaped for low maintenance. The garden features a stylish porcelain tiled seating area, perfect for enjoying sunny afternoons or hosting gatherings.

Driveway parking is available for multiple vehicles, adding to the practicality of this delightful home. Located in a sought-after family area, the bungalow is within close proximity to highly regarded schools and just a short distance from Sandbach Town Centre, offering a range of amenities and services.

Completed to the highest standard, this property is smartly designed with built-in storage and fitted wardrobes, ensuring a clutter-free living space. This bungalow is a rare find, combining modern elegance with functional living in a desirable location. Don't miss the opportunity to make this stunning property yours.



Entrance Hall

30'5" x 4'11"
With storage cupboard and cloak hooks. A tiled entrance area for shoes and cloaks. White vertical radiator.

Kitchen / Dining / Living Area

21'1" x 18'5"
Lantern skylight. Crittall style folding doors. Space for a large dining table and separate seating / entertainment area. Underfloor heating. Space for a burner however currently boarded fireplace. Kitchen Area - A range of wall and base units with Quartz worksurfaces. Neff paralytic self-cleaning oven and microwave. Larder storage. Coffee & breakfast counter. Integrated tall fridge and freezer. Integrated dishwasher. The island / breakfast bar accommodates up to four stools. Wine storage. Pan drawers. Induction hob with downdraft extractor.

Living Room / Additional Bedroom

14'2" x 10'9"
Shutters. White column radiator. Potential to be utilised as the second biggest bedroom.

Utility

12'6" x 4'7"
Utility cupboard with space and plumbing for a washing machine and tumble dryer. Stainless steel sink. Wall and base units with worksurface over.

WC / Cloakroom

5'6" x 4'8"
Back to wall WC and vanity hand wash basin with drawer. Cloak storage.

Bedroom One

12'4" x 10'4"
Two skylights. Fitted Wardrobes. Vertical towel rail.

Bedroom Two

10'9" x 8'3"
Fitted wardrobe. Shutters. Column radiator.



Bedroom Three

9'4" x 8'2"

Fitted wardrobe. Column radiator.

Bathroom

12'5" x 4'11"

Four piece suite comprising bathtub with central tap, wall hung vanity drawer hand wash basin, back to wall WC, and walk in mixer power shower. Black heated towel rail. Wall lights.

Externally

Driveway parking for multiple vehicles, front lawn, side access leading to the recently landscaped rear garden. Porcelain tiled seating area and lawn. Shed. External tap, power and lights.

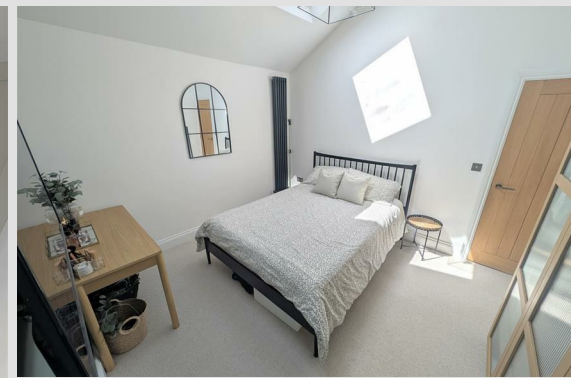
General Notes

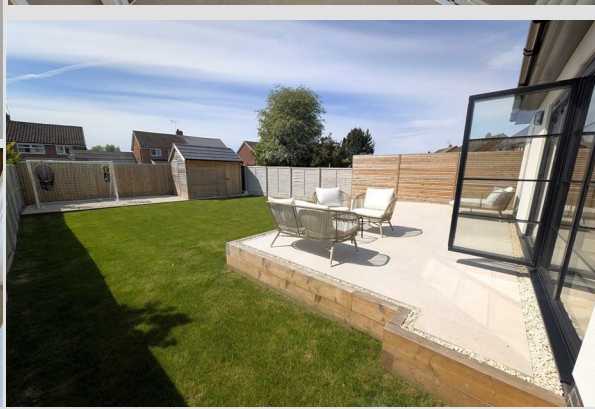
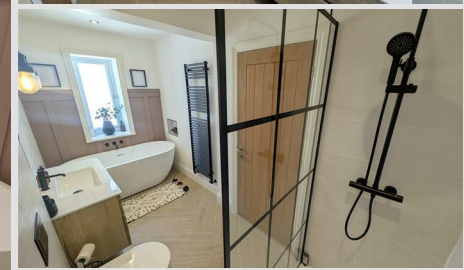
The loft is boarded with a fitted ladder and power.

Engineered oak doors throughout.

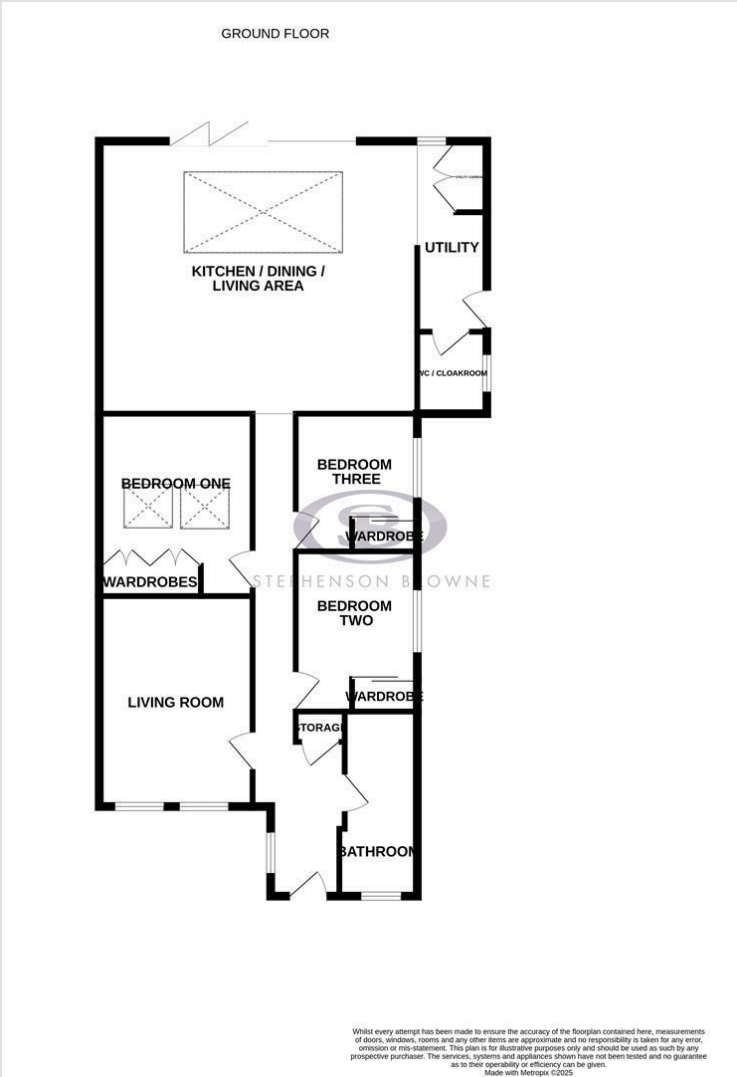
New tiled walls, floors, and carpets throughout.



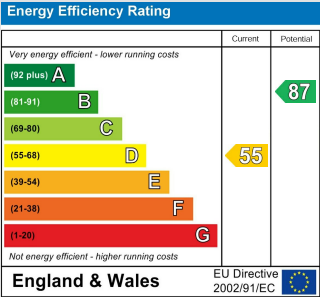




Floor Plan



Area Map



Viewing

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

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