

# chris ham riding

lettings & estate agents



## 22 Stringer Avenue, Sandbach, CW11 4HH

### Auction Guide £135,000

You Need to Register to bid: [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk)

Viewings listed below are pre booked, there is no need to book prior to attending

Live stream auction on 16th OF DECEMBER 2025 6:30PM START. Bidding will be available by either online bidding, telephone or proxy. If you wish to bid, please register on line via the Auction Hammer website [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk) using the Register to Bid tab.

Located in a popular, quiet and convenient residential cul-de-sac just off Hassall Road, this property offers huge amounts of value with masses of potential to create your dream home or investment. Enjoying very well-planned accommodation throughout, a sizeable driveway to the front and completely private gardens to the rear which also has a sunny, south-westerly aspect.

Internally, the home benefits from accommodation over the flying freehold, creating three generous double bedrooms upstairs, there really is plenty of space for any growing family! You'll also find a sizeable open-plan reception areas downstairs, a separate dedicated kitchen with French doors and a first floor bathroom with white sanitary ware.

The home has been extended to the rear in more recent times, creating a superb amount of entertaining space, whilst taking nothing away from the garden! The property is also double glazed throughout & has a modern, 'Worcester Bosch' boiler which is approximately 12 months old.

Accommodation

Entrance Hall 9'4" x 4'4" (2.845 x 1.343)

Open Plan Lounge/Diner 22'0" x 15'0" (6.712 x 4.582)

Kitchen 11'5" x 9'1" (3.485 x 2.772)

First Floor Landing

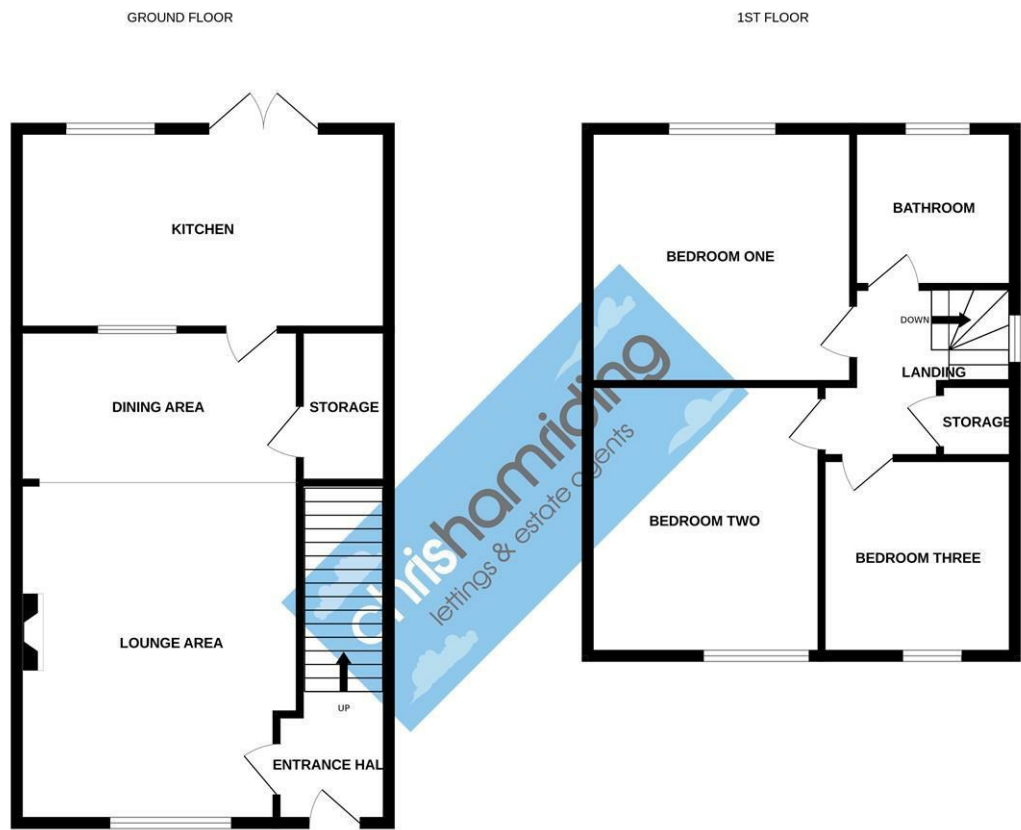
Bedroom One 15'1" x 10'1" (4.598 x 3.074)

Bedroom Two 11'9" x 7'10" (3.582 x 2.408)

Bedroom Three 8'9" x 7'11" (2.669 x 2.425)

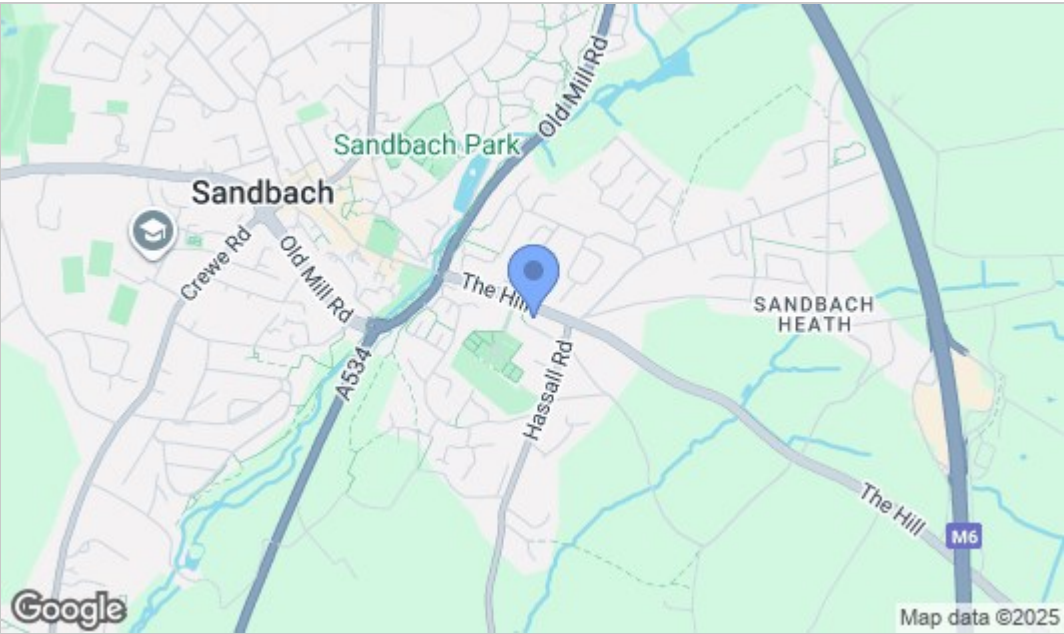
Family Bathroom 6'9" x 5'11" (2.067 x 1.821)

Floor Plan

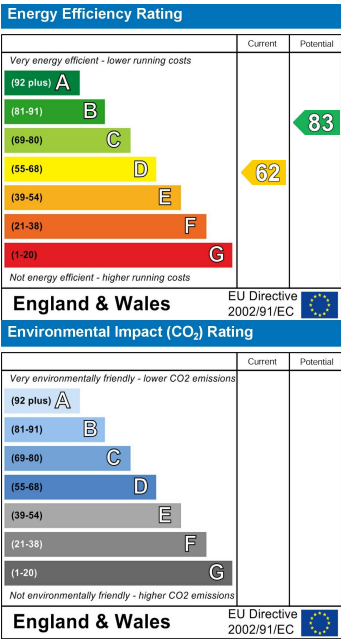


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Area Map



Energy Efficiency Graph



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