

Lewis  
King



69 Heath Road, Sandbach, CW11 2JY

£180,000





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# 69 Heath Road

## Sandbach, CW11 2JY

- 2 Bedroom Cottage
- Modern Kitchen
- 2 Reception Rooms
- Enclosed Rear Garden
- Council Tax Band A
- No Chain Property
- Bathroom With Walk In Double Shower
- 2 Double Bedrooms
- Located In The Sought After Sandbach Heath

A charming and beautifully presented no chain two bedroom period cottage, ideally positioned within the highly sought-after Sandbach Heath area, offering an exceptional blend of character, style, and convenience. The property also benefits from new windows throughout, enhancing both its energy efficiency and overall appeal.

The property offers two generous double bedrooms and a beautifully balanced interior, where traditional charm meets contemporary style. The modern fitted kitchen is both practical and stylish, featuring understairs storage with power, ideal for appliances. The bathroom has been tastefully updated to include a sleek walk-in double shower. To the rear, a hallway houses a useful storage cupboard with the boiler, and a versatile 2nd reception room enhances the ground floor, providing flexible additional space to suit a variety of needs.

Externally, the property enjoys a private and enclosed rear garden, designed for ease of maintenance and ideal for both relaxing and entertaining.

The property is superbly located within walking distance of the charming Sandbach Town Centre and well-regarded schools, while also benefiting from immediate access to scenic countryside walks.

Don't miss the opportunity to view this charming period cottage; early viewing is highly recommended.



**Lounge**

11'9" x 11'9" (3.6 x 3.6)

**Kitchen**

8'10" x 7'10" (2.7 x 2.4)

**Bathroom**

6'2" x 5'2" (1.9 x 1.6)

**Reception Room**

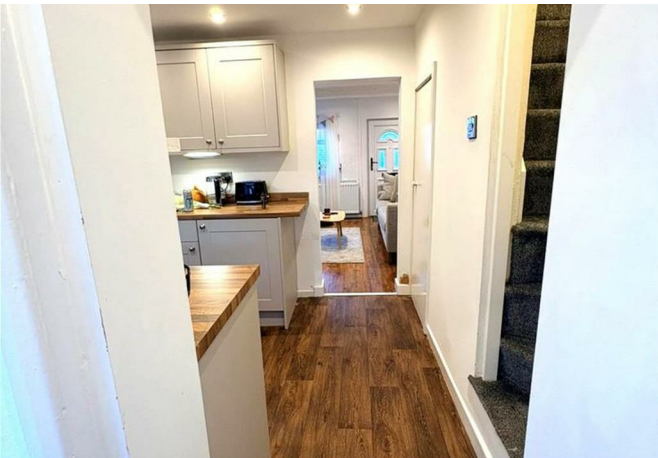
4'3" x 9'2" (1.3 x 2.8)

**Bedroom 1**

11'9" x 11'9" (3.6 x 3.6)

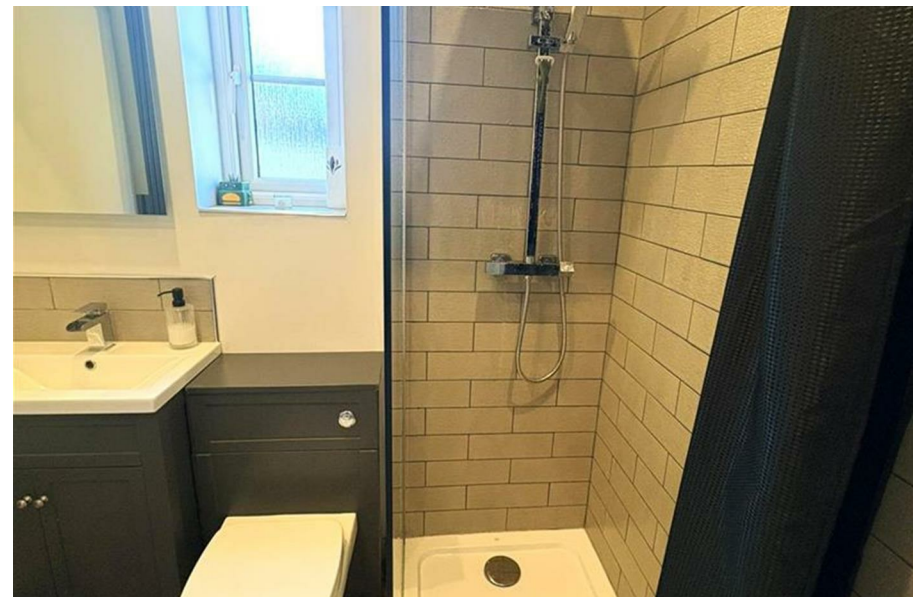
**Bedroom 2**

8'10" x 8'2" (2.7 x 2.5)





## Directions





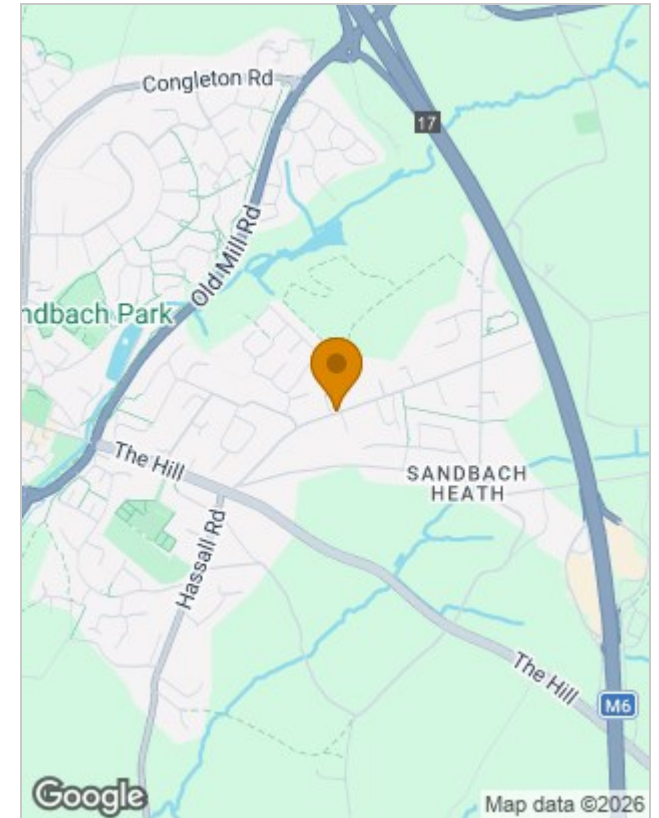
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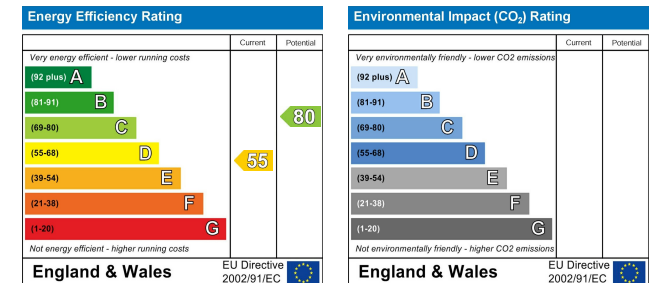
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.