## 8 Hind Heath Road

CW11 3LG

**Offers Over £400,000**

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STEPHENSON BROWNE

Located on the highly regarded Hind Heath Road, this true detached bungalow offers well-presented, light-filled accommodation alongside generous outdoor space and excellent convenience for local amenities.

Set back from the road, the property benefits from an extensive driveway providing ample off-road parking, a neatly maintained front lawn, and a detached garage. To the rear, the private, enclosed garden is designed for low maintenance and features a lawned area, a summerhouse, and a separate home office cabin, ideal for remote working, hobbies, or additional storage.

Internally, the bungalow is thoughtfully laid out and finished to a modern standard throughout. The open-plan living and dining room enjoys an abundance of natural light, creating a welcoming and versatile living space. A modern kitchen breakfast room offers excellent storage, with integrated and freestanding appliances included, making it ready for immediate use.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, along with a contemporary shower room. Additional storage throughout the property enhances everyday practicality. Carpets were fitted approximately one year ago, and the home is presented in excellent condition, allowing a purchaser to move straight in with minimal expense.

The property is freehold and ideally positioned close to well-regarded schools, local shops, and amenities. Sandbach town centre is easily accessible by a short drive or regular bus routes, while excellent transport links make this an ideal location for commuters.

This attractive bungalow would suit a range of buyers including downsizers, professionals, or those seeking single-storey living with flexible outdoor space in a popular and convenient location.

## Entrance Hall
10'9" x 6'11"
Access to the boarded loft, with fitted ladder and light.

## Living / Dining Room
21'4" x 15'9"
Sliding patio doors. Decorative feature fireplace.

## Kitchen / Breakfast Room
15'8" x 11'4"
A fully equipped kitchen. Featuring freestanding washing machine, dishwasher, microwave and fridge/freezer appliances; all included. A breakfast bar with space for two stools. A range of wall and base units with worksurfaces over. Four ring gas hob and double oven. Under wall cabinet spotlights. Ample built-in storage.

## Shower Room
8'1" x 6'0"
Vanity storage unit and walk-in shower.

## Bedroom One
11'10" x 11'5"
Wardrobes and bedside units included. Built-in shelving.

## Bedroom Two
11'5" x 10'10"
Wardrobes and bedside units included.

## Garage
24'0" x 9'3"
Electric roller door and power.

## Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Why Choose SB Sandbach To Sell Your Property?
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

## General Notes
Baxi combi boiler - serviced and age?

- Detached True Bungalow
- Driveway Parking and Detached Powered Garage
- Home Office Cabin and Summerhouse
- Two Double Bedrooms and Modern Shower Room
- Carpets Fitted One Year Ago
- Open Plan Kitchen / Breakfast Room
- Spacious Living / Dining Room
- Exceptionally Well Presented Throughout
- Private, Enclosed and Low Maintenance Rear Garden
- Close to Well Regarded Schools and Excellent Transport Links

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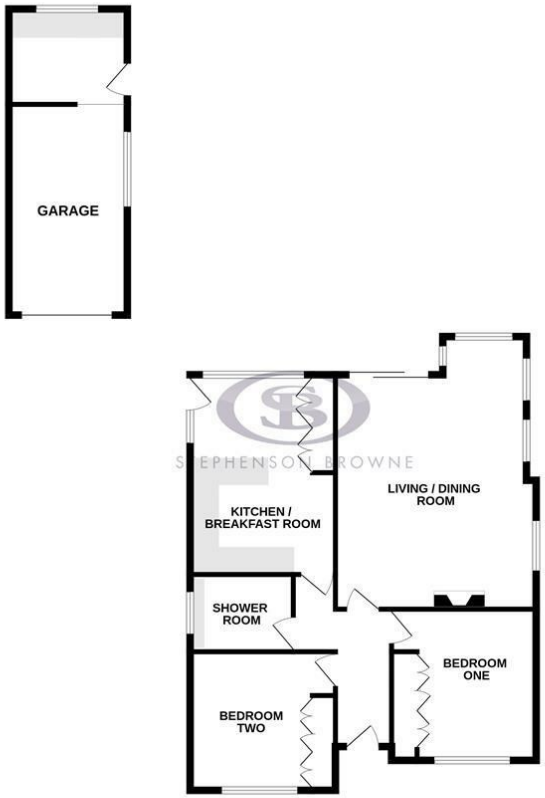
## Floor Plan

GROUND FLOOR




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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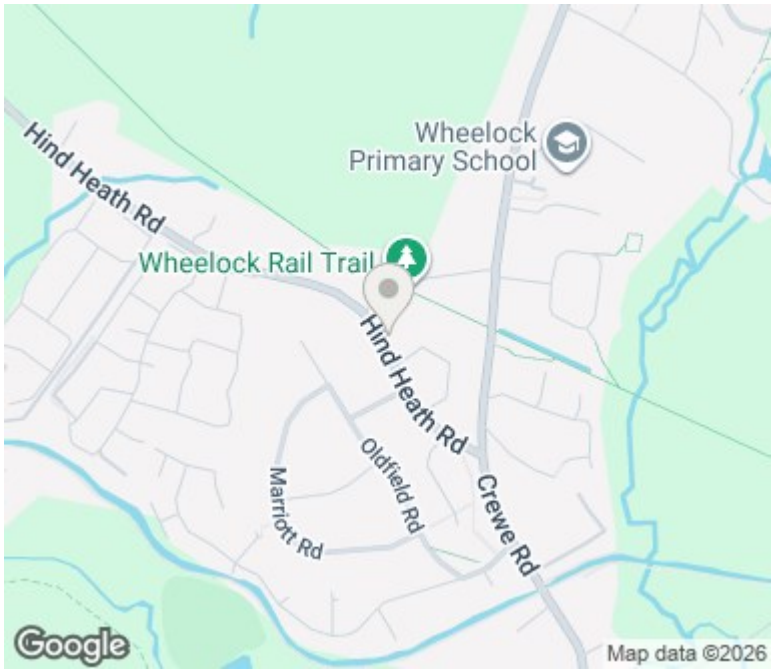
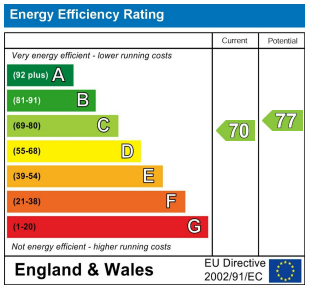
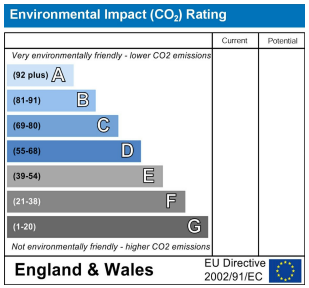
## Area Map




### Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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