

# chris hamriding

lettings & estate agents



## 34 Heath Road, Sandbach, CW11 2JU

### Offers Over £240,000

Take a moment to view our guided, aerial tour of this impressive, three bedroom home with a fantastic rear garden!

Dating back to circa 1928, this three bedroom Victorian property is packed full of character whilst occupying an impressive plot, on a favoured road close to Sandbach Town Centre and it's many amenities.

Accompanying the home are a number of features to note, some of which include, double glazing throughout, gas central heating, original Minton tiled flooring to the entrance hall, a spacious lounge with feature fireplace and exposed wooden flooring, a sociable dining kitchen complete with cream 'shaker' style units and a wealth of storage, well equipped with integrated appliances and ample working surfaces. There is a separate utility keeping the kitchen nice and tidy plus a handy downstairs WC.

Upstairs, the spacious theme continues with three bedrooms, two of which are comfortable double rooms and a third single room, currently being used a dressing room but could also make a great single room or home office. Both of the main bedrooms also have some beautiful features and period-style fire grates!

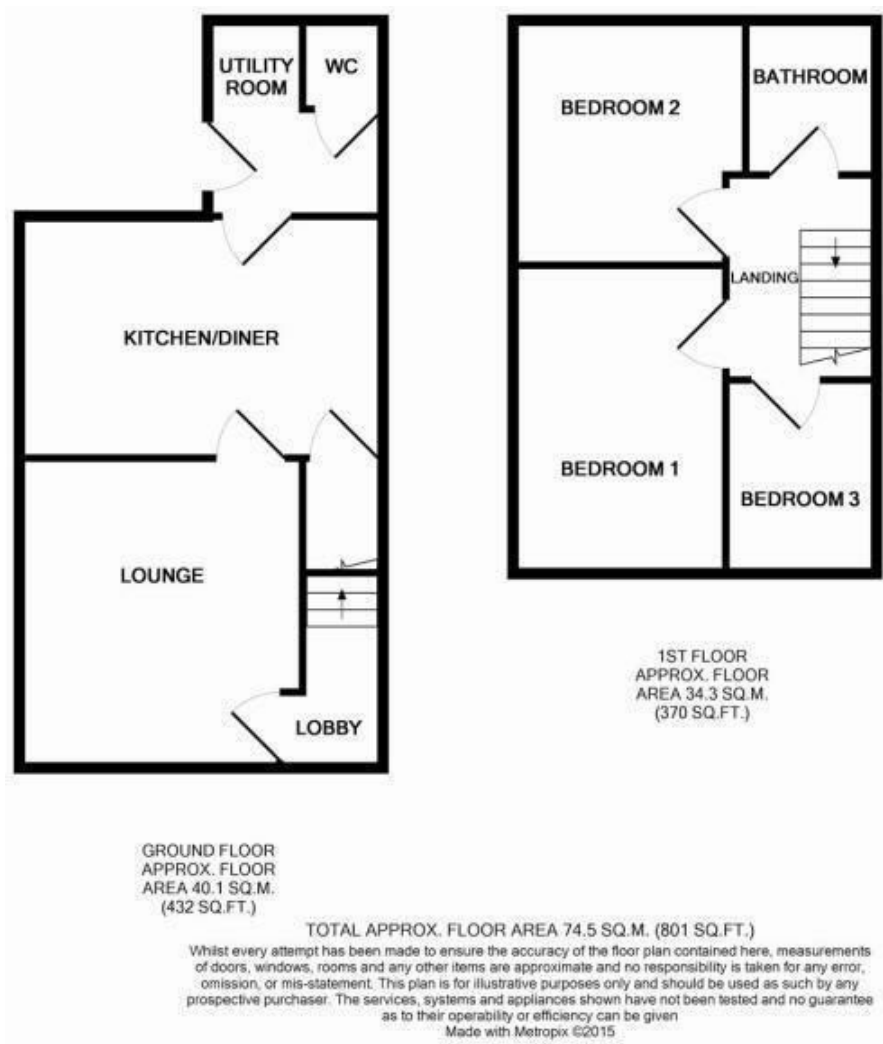
Externally, the home continues to impress, with a large driveway providing ample off road parking for several vehicles and being set well back from the road! The rear garden is our favourite attribute of this wonderful

Accommodation

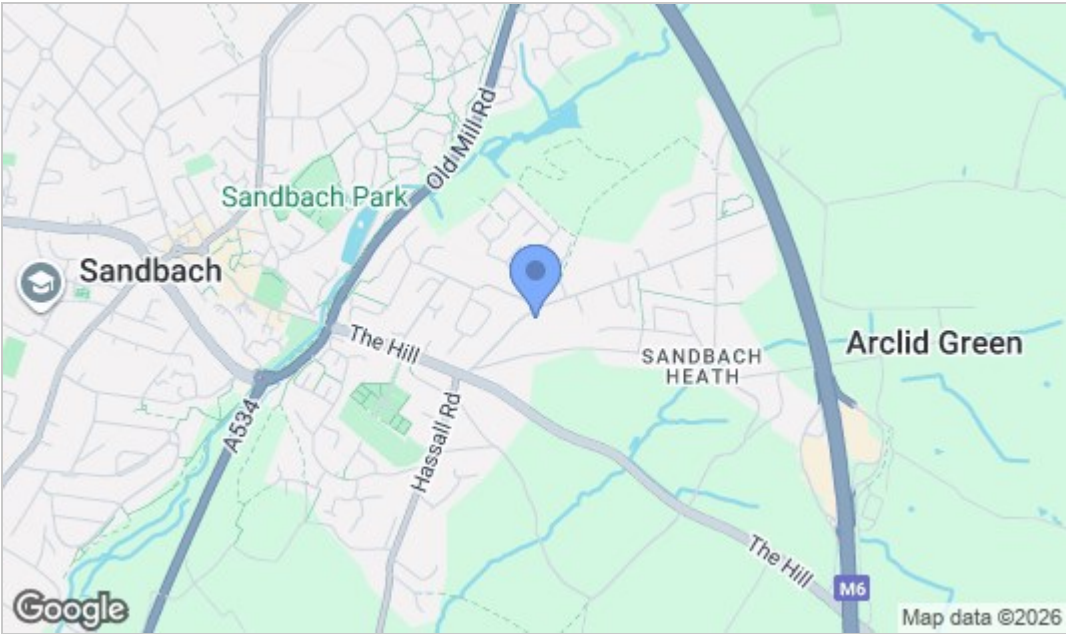
- Entrance Hall 7'11" x 3'7" (2.416 x 1.114)
- Lounge 13'2" x 12'5" (4.032 x 3.786)
- Kitchen Diner 15'5" x 10'5" (4.700 x 3.180)
- Utility 8'3" x 8'2" (2.529 x 2.495)
- Cloakroom 3'8" x 2'11" (1.123 x 0.900)
- First Floor Landing 8'3" x 6'4" (2.539 x 1.934)
- Bedroom One 13'3" x 9'3" (4.041 x 2.828)
- Bedroom Two 10'6" x 9'1" (3.224 x 2.780)
- Bedroom Three 8'0" x 6'4" (2.456 x 1.950)
- Family Bathroom 7'1" x 5'6" (2.174 x 1.691)



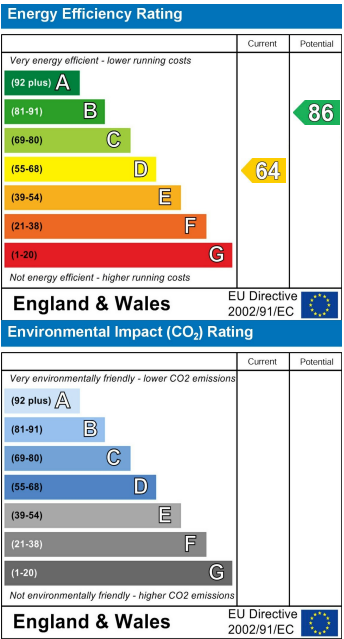
Floor Plan



Area Map



Energy Efficiency Graph



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