



JASON SIMMONS POWERED BY **exp**™ **UK**

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Middlewich Road, Sandbach

£825,000

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- Stunning five bedroom detached home in Sandbach
- Large Lounge & Separate Sitting room
- Master bedroom with fitted wardrobes & En-suite Bathroom
- Two double bedrooms & Shower Room on Second Floor
- Good-sized rear garden with patio laid to lawn
- Walking distance to Sandbach town centre
- Well presented dining kitchen open plan to Family Room
- First Floor Sun Room with Balcony
- Gated entrance leading to Driveway parking & Double Garage
- Quote Ref: JS0070



Quote Ref: JS0070. A STUNNING AND UNIQUE five bedroom detached home in Sandbach. Set behind electric gates and WITHIN WALKING DISTANCE OF SANDBACH TOWN CENTRE, local shops, amenities and schools. To the ground floor comprising of the entrance hallway, downstairs toilet, lounge with parquet flooring and STUDY ROOM, separate dining room, large dining kitchen open plan to the FAMILY ROOM, utility room and double garage with electric door. To the first floor is the MASTER BEDROOM WITH EN-SUITE AND FITTED WARDROBES, two further double bedrooms, a well presented family bathroom and the ORANGERY WITH BALCONY OVERLOOKING THE GARDEN. To the second floor are two further bedrooms and a stunning bathroom. Also, having AMPLE DRIVEWAY PARKING leading to the double garage, A LARGE AND ENCLOSED REAR GARDEN, double glazing and central heating throughout. INTERNAL VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY.





TOTAL FLOOR AREA: 3048 sq.ft. (283.2 sq.m.) approx.
 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Herraio 02022

10/22 2:04 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

200 MIDDLEWICH ROAD SNEDECHEL CW11 1JD	Energy rating C	Valid until: 8 December 2030 Certificate number: 9376-2463-2000-2220-4221
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Property type
Detached house

Total floor area
276 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/organisations/energy-efficiency-trading-scheme) (<https://www.gov.uk/government/organisations/energy-efficiency-trading-scheme>)

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

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