



35 Sandbach Road

Rode Heath, ST7 3RW

Price £250,000



Offered with no onward chain, Carters are delighted to welcome to the market this stylish and beautifully presented three-bedroom semi-detached home, offering generous living space and a high-quality finish throughout.

To the front, a gravelled driveway provides off-road parking for several vehicles, alongside the additional benefit of a carport with an up-and-over garage door.

Upon entering, you are welcomed into the stylish living room, featuring an electric fire and double-glazed doors opening into the impressive dining kitchen. Complete with integrated appliances and ample space for dining and entertaining, this is a fantastic sociable space at the heart of the home.

To the rear is a bright sun room/conservatory, with French doors opening directly onto the beautifully landscaped garden, creating an ideal setting for relaxing and entertaining.

Upstairs, the property offers three generously sized bedrooms together with a luxurious and contemporary bathroom suite.

With its excellent presentation, generous accommodation and attractive outdoor space, this property represents an ideal opportunity for families and those looking for a home ready to move straight into. Early viewing is highly recommended to fully appreciate the quality, space and finish on offer.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Feature wall light. Stairs to the first floor. Understairs storage cupboard. Radiator.

Living Room

11'6" x 14'6" (3.51m x 4.42m)

UPVC double glazed window to the front elevation.

Glazed double doors leading to the dining room. Electric fire. Radiator.

Kitchen / Dining Room

18'2" x 8'7" (5.54m x 2.62m)

UPVC double glazed entrance door to the rear. UPVC double glazed window to the rear elevation.

Recessed ceiling down lighters. Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Five ring gas hob with an extractor over. Space for an American style fridge freezer. Space for a washing machine. Space for a tumble dryer. Radiator. Tiled flooring.

Conservatory

9'1" x 9'7" (2.77m x 2.92m)

UPVC double glazed French doors to the side elevation leading to the garden. UPVC double glazed windows to the side and rear elevations. Recessed ceiling down lighters.

Stairs and Landing

UPVC double glazed window to the side elevation.

Bedroom One

13' x 10'1" (3.96m x 3.07m)

UPVC double glazed window to the front elevation. Radiator.

Bedroom Two

10'2" x 9'11" (3.10m x 3.02m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

9'8" x 7'8" (2.95m x 2.34m)

UPVC double glazed window to the front elevation. Over stairs storage cupboard. Radiator.

Bathroom

UPVC double glazed windows to the rear and side

elevations.

Modern three piece bathroom suite comprising of; a pshaped bath with a mains fed shower over, vanity basin unit with storage under and a mid level w.c. Aqua paneling to the walls. Extractor fan. Heated towel rail. Vinyl flooring.

Car Port

Up and over garage door to the front elevation.

Externally

To the front of the property is a gravel driveway providing off road parking for multiple vehicles and there is an electric vehicle charger. The driveway is bordered by raised railway sleepers housing a selection of plants and shrubs.

To the rear is a landscaped garden featuring a porcelain tiled patio area, a lawn and gravel borders. There is a timber shed, an outside tap and a double power socket for convenience.

Additional Information

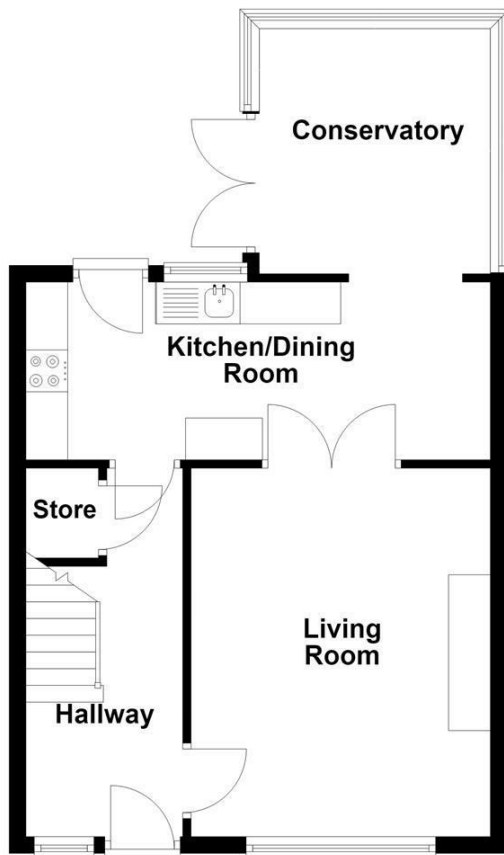
Freehold. Council Tax Band C.

Total Floor Area: TBC.

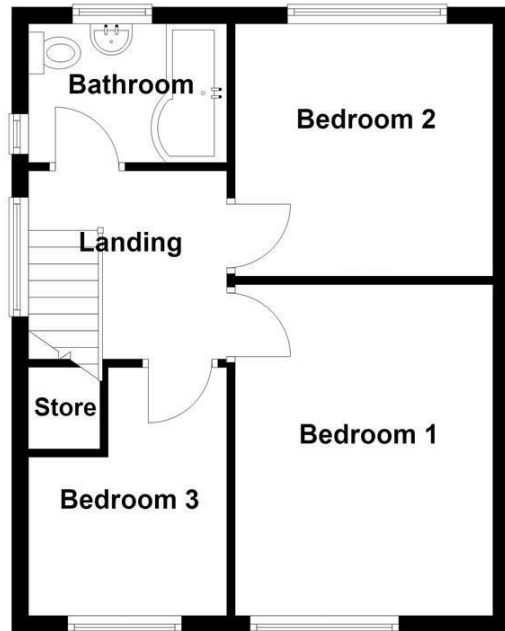
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Ground Floor



First Floor



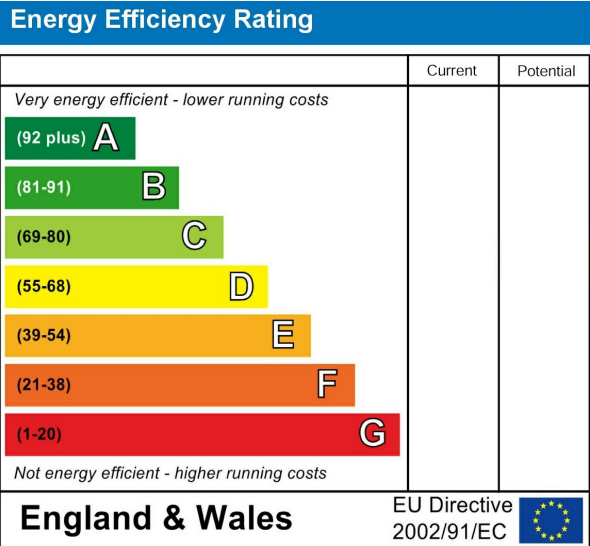
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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