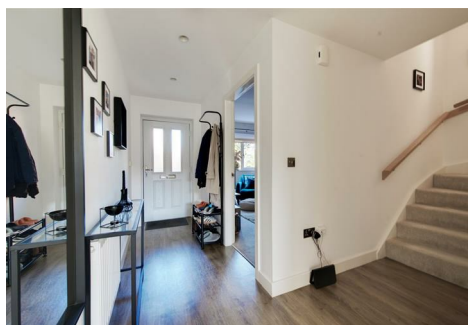


chris hamriding

lettings & estate agents



3 Springfield Coppenhall Way, Sandbach, CW11 1LG

Offers In The Region Of £330,000

Take a moment to view our guided signature tour of this impressive town house with private gardens & wonderful Town Centre location!

Offered for sale with NO CHAIN, this really is a superb example of a four bedroom townhouse enjoying a favoured position within the town, being just a short stroll to highly regarded schooling and a wealth of day-to-day amenities that Sandbach has to offer. Springfield, Coppenhall Way is a select development made up of just a handful of contemporary, similar style homes within a small cul-de-sac which enjoys a pleasant and quiet position for any growing family!

Accompanying the home are a number of features to note, some of which include:- Anthracite double glazing & modern central heating system, tiled flooring to the entrance hall and cloakroom, a comfortable lounge with feature bay window, oak style internal doors and a fantastic social kitchen/diner at the rear of the home with feature glazing & a quality, contemporary kitchen.

The first floor has two versatile, double bedrooms, one of which is the size of a reception room & we have seen this room being used as a first floor lounge in other homes! In addition, there is a family bathroom with white four piece suite and modern tiling.

The second floor is home to the master suite, complemented with built-in bespoke cabinetry and en-suite shower facilities plus the added benefit of a purpose built dressing room, again with a wealth of built-in storage!

Accommodation

Entrance Hall 16'1" x 11'11" (4.91 x 3.64)

Cloakroom 5'3" x 2'9" (1.61 x 0.85)

Lounge 15'2" x 10'2" (4.64 x 3.11)

Open-Plan Kitchen/Diner 14'9" x 10'9" (4.52 x 3.29)

First Floor Landing 8'9" x 6'10" (2.69 x 2.10)

Bedroom Two 14'9" x 12'0" (4.51 x 3.68)

Bedroom Three 14'9" x 9'11" (4.52 x 3.04)

Family Bathroom 10'1" x 4'10" (3.09 x 1.48)

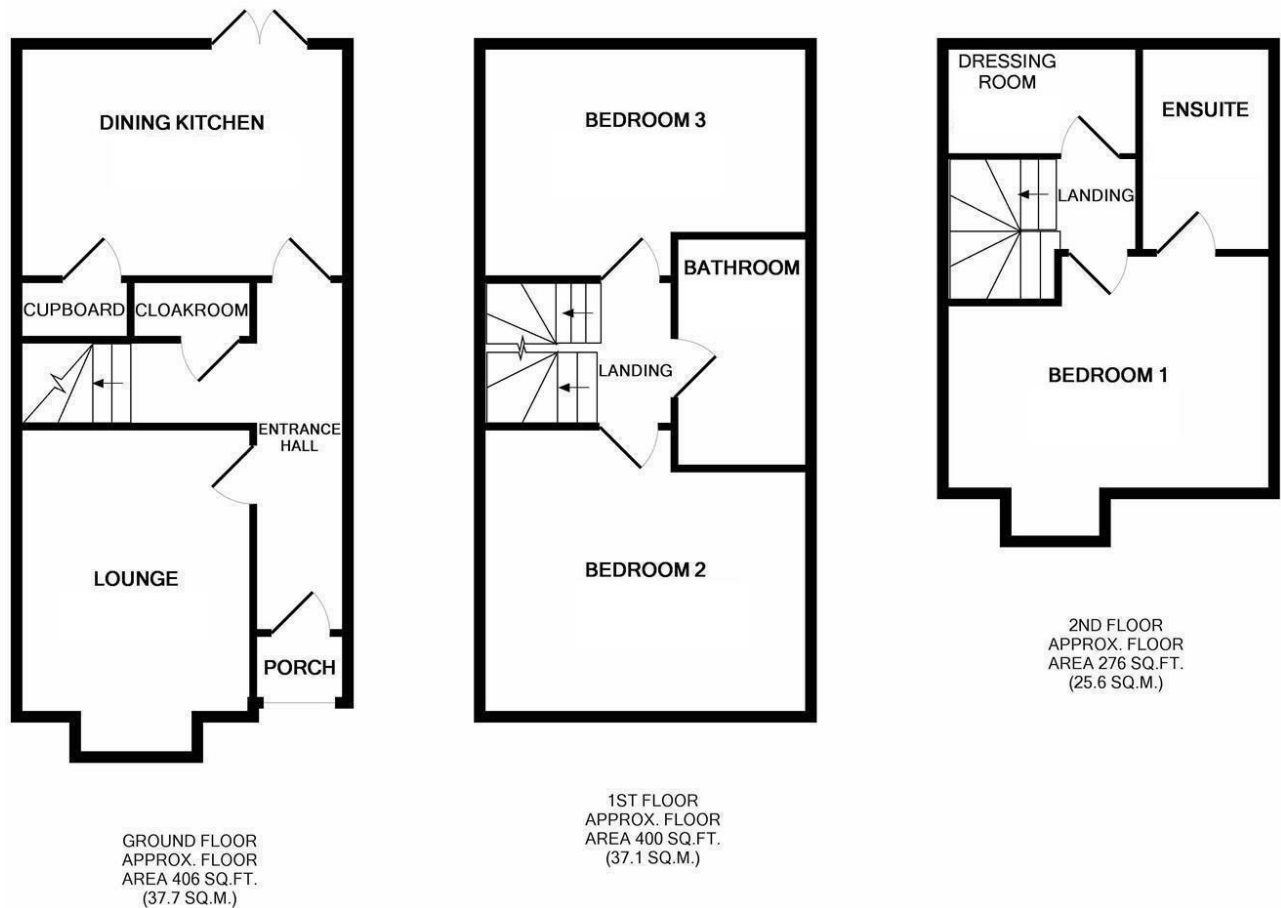
Second Floor Landing 8'9" x 3'8" (2.68 x 1.12)

Master Bedroom 14'9" x 13'3" (4.52 x 4.05)

En-suite 10'0" x 5'6" (3.07 x 1.70)

Dressing Room 6'11" x 6'0" (2.12 x 1.84)

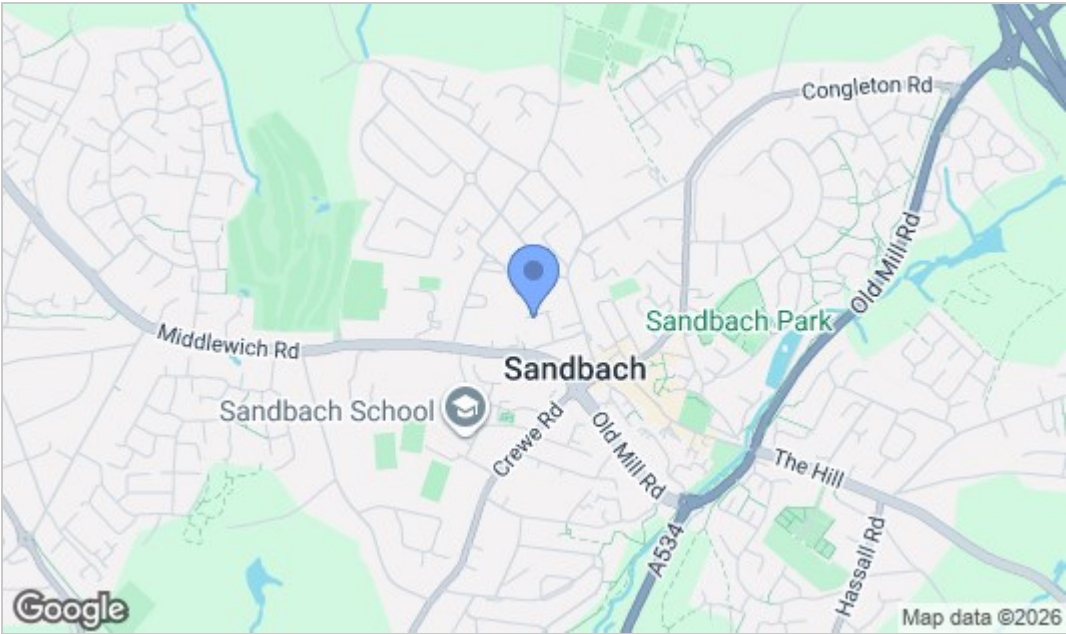
Floor Plan



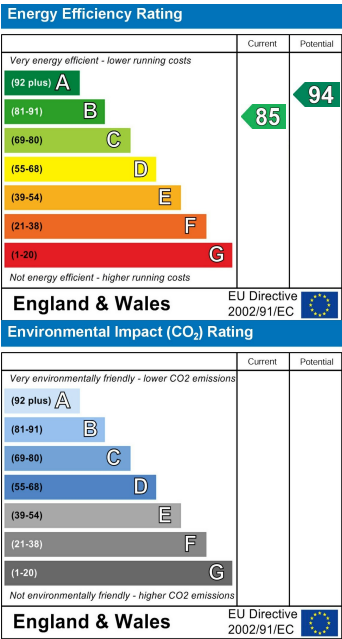
TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Graph



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