

# chris hamriding

lettings & estate agents



## 10 Mulberry Gardens, Sandbach, CW11 3GN

### Offers In The Region Of £199,950

Take a few moments to watch our guided, signature tour & fully immerse yourself in this exciting opportunity!

Enjoying a pleasant position on this established Cheshire brick cul-de-sac, 10 Mulberry Gardens represents a perfect opportunity for those aspiring to get on the housing ladder in a desirable area. While the property is in need of some modernisation, this presents a blank canvas for potential buyers or renters to infuse their personal style and preferences. With the right vision and investment, this property can be transformed into a perfect home that meets the demands of modern living.

Accompanying the home are a number of features to note, some of which include: double glazing throughout, gas central heating with modern conventional boiler, a fitted kitchen towards the front of the home, a welcoming reception hall and an open-plan lounge/diner is located at the rear and is rear garden facing with a feature cast iron style ornate fireplace.

Upstairs, the home has two bedrooms, with the principal room at the front having built-in wardrobes and a versatile second bedroom which would make a great single room, home office or nursery.

One of the standout features of this property is the south-west facing rear garden, which promises an abundance of natural light throughout the day, especially in the afternoon & evening! This outdoor space is an ideal place for friends and family to gather and socialise, with its extended patio area, well stocked beds and borders plus manageable lawned area with hardstanding at the foot of the garden.

**Accommodation**

**Entrance Hall 9'9" x 6'2" (2.99 x 1.90)**

**Kitchen 9'0" x 7'3" (2.76 x 2.21)**

**Lounge/Dining Room 13'9" x 11'5" (4.20 x 3.50)**

**First Floor Landing 5'10" x 2'7" (1.80 x 0.79)**

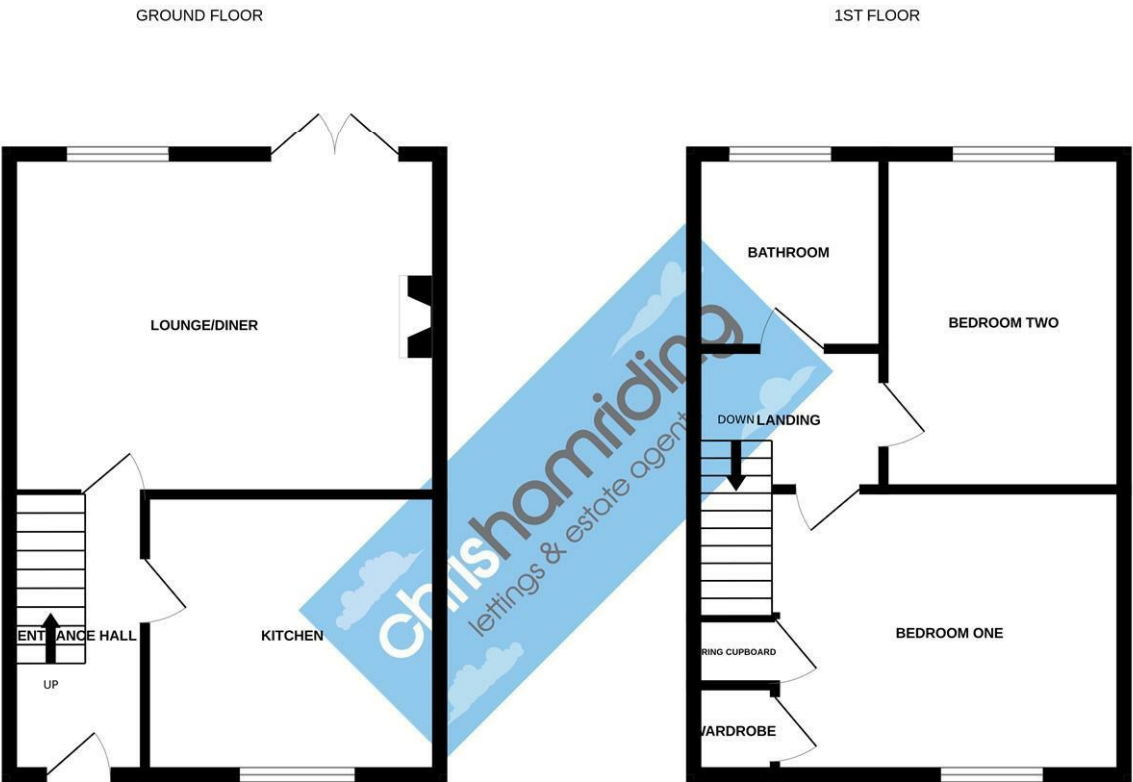
**Bedroom One 10'6" x 9'6" (3.22 x 2.91)**

**Bedroom Two 9'2" x 7'8" (2.80 x 2.34)**

**Bathroom 6'3" x 5'9" (1.92 x 1.76)**



Floor Plan

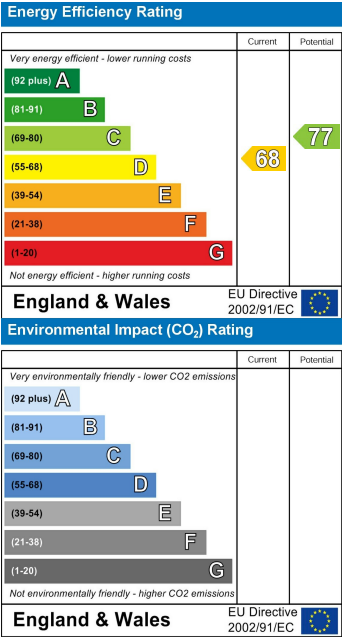


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Energy Efficiency Graph



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