

# chris hamriding

lettings & estate agents



## 6 St. Peters Rise, Sandbach, CW11 3EP

### Offers In The Region Of £450,000

NO ONWARD CHAIN! WATCH OUR GUIDED VIDEO TOUR!!

A well presented, individually designed detached family residence enjoying an established position and occupying a generous plot on this tree-lined thoroughfare, located within this highly desirable residential area. The home is conveniently situated for highly regarded local schooling and equidistant to Sandbach Train Station & a range of local amenities that Sandbach Town Centre has to offer.

Accompanying the home are a number of features to note, some of which include:- double glazing throughout, gas central heating, a bright & welcoming entrance hall with feature staircase, a ground floor cloakroom, a spacious lounge complete with feature bow window and contemporary fireplace, doors lead to the formal dining room which is rear garden facing with dual aspect glazing. We feel that with some building works, you have the opportunity to create your dream open-plan kitchen/diner at the rear of the home (subject to appropriate permissions) & with the size of the plot, the possibility for potential extension is endless! The breakfast kitchen has plenty of storage, a range of integrated appliances and in addition, a separate utility area.

Upstairs, there are four exceptional double bedrooms with master suite having a wide range of built-in bedroom furniture, bedroom two can comfortably accommodate a king size bed, whilst three and four are well balanced, versatile rooms with a pleasant aspect over the rear garden. The family bathroom has been modernised with decorative wall tiling and a white, four piece sanitary suite with both walk-in shower & corner bath.

### Solar Panels

Please note the property benefits from solar panels which are owned outright (not on a lease/rent-a-roof scheme), with a desirable battery storage/back-up system which can be included within the sale, subject to separate negotiation. Please contact the office for more information.

### Accommodation

Entrance Hall 11'3" x 7'5" (3.44 x 2.28)

Cloakroom/WC 6'3" x 2'7" (1.93 x 0.80)

Lounge 15'1" x 14'3" (4.60 x 4.35)

Dining Room 11'9" x 8'3" (3.59 x 2.52)

Kitchen 17'8" x 10'7" (5.40 x 3.23)

First Floor Landing 10'9" x 6'4" (3.30 x 1.95)

Bedroom One 12'9" x 11'5" (3.91 x 3.50)

En-suite 6'10" x 5'11" (2.10 x 1.82)

Bedroom Two 14'2" x 10'9" (4.34 x 3.29)

Bedroom Three 10'10" x 9'2" (3.32 x 2.80)

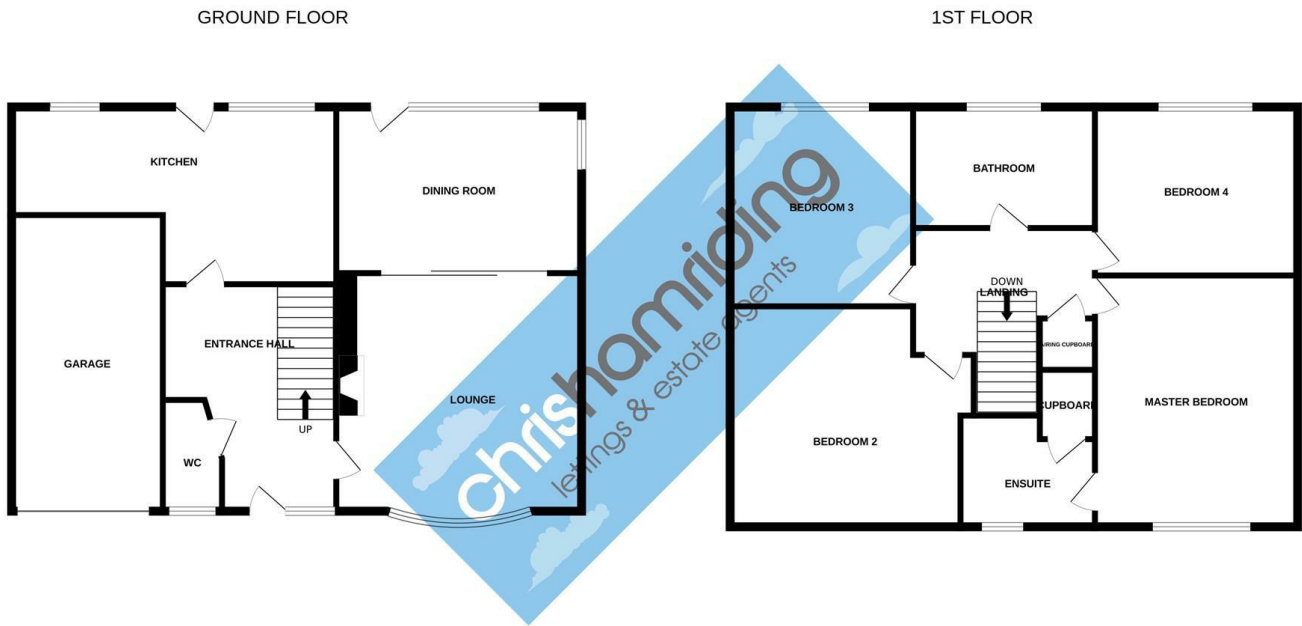
Bedroom Four 12'1" x 8'7" (3.69 x 2.63)

Family Bathroom 10'9" x 4'9" (3.29 x 1.47)

Integral Garage 16'7" x 8'2" (5.07 x 2.49)



Floor Plan

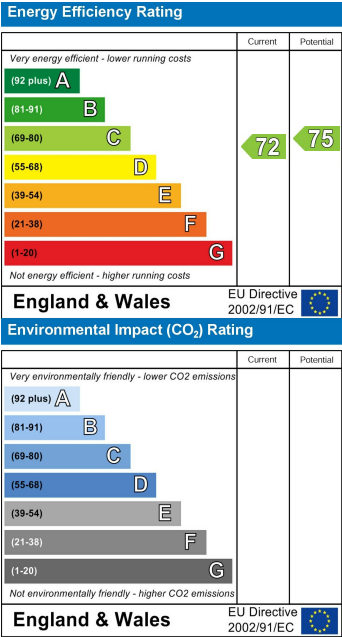


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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