

# chris hamriding

lettings & estate agents



## 49 Redshank Place, Sandbach, CW11 3JR

### Offers Over £180,000

Take a moment to have a look at our HD tour & aerial footage of this impressive home!

**NO CHAIN & SOUTH FACING GARDEN** - Originally constructed by 'Persimmon Homes' back in 2016, this is a superb opportunity to acquire a modern, energy efficient property on a popular residential development within the confines of Elworth. The home is neatly tucked away at the head of the cul-de-sac with plenty of parking at the front for two cars and a manageable front garden.

Accompanying the home are a wealth of features to note, some of which include:- energy efficient double glazing and gas central heating, a welcoming entrance hall, downstairs WC, a superb open-plan kitchen/Living area complete with 'shaker' style units and a breakfast island peninsula and integrated oven, hob extractor and fridge. The living area has a handy recess, ideal for furniture and French doors leading to the rear garden.

The first floor accommodation consists of two bedrooms and a luxury family bathroom, with bedroom two being situated to the rear of the home and can accommodate a double bed, bedroom three would make an ideal single room, office space or nursery. The second floor of the home provides access to the principal bedroom, with its multi-aspect roof-light windows, handy recess which could be further utilised for built-in wardrobes and space for a separate dressing area.

**Accommodation**

**Entrance Hall 7'4" x 5'1" (2.241 x 1.555)**

**Open-Plan Living/Dining Kitchen**

**Kitchen Area 11'3" x 9'1" (3.438 x 2.782)**

**Living Area 12'2" x 11'8" (3.725 x 3.564)**

**Downstairs WC 4'10" x 2'8" (1.498 x 0.832)**

**First Floor Landing 10'9" x 6'3" (3.300 x 1.918)**

**Bedroom Two 12'2" x 7'10" (3.725 x 2.389)**

**Bedroom Three 12'2" x 7'10" (3.728 x 2.393)**

**Family Bathroom 6'0" x 5'6" (1.840 x 1.680)**

**Second Floor Landing 9'3" x 2'11" (2.823 x 0.898)**

**Bedroom One 16'4" x 9'0" (4.996 x 2.746)**



Floor Plan

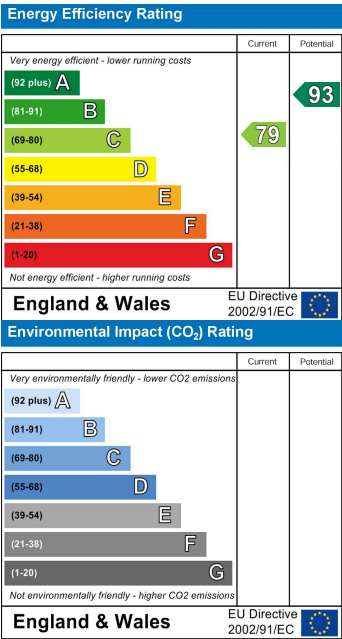


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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