



64 HASSALL ROAD, SANDBACH, CW11 4HN

OFFERS IN THE REGION OF £275,000



STEPHENSON BROWNE

Stafford Terrace dates back to 1887. This property is a delightful mid-terrace cottage boasting a prime location on Hassall Road in Sandbach Heath, and just a short stroll from the vibrant Sandbach Town Centre, making it an ideal choice for those seeking both convenience and character.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The original fireplace adds a touch of historical charm, while the multi-fuel burning stove ensures warmth and comfort during the colder months. The property features two well-proportioned bedrooms, perfect for a small family or as a guest room or study.

The bathroom is thoughtfully designed, catering to modern needs while maintaining the property's classic appeal. Outside, the extensive garden is a true highlight, featuring an Indian stone patio area that is perfect for al fresco dining or enjoying a quiet moment in the sun. The garden also includes a yard, outbuilding and garage, providing additional storage and potential for a workshop.

For those with vehicles, off-road parking is available at the rear, complemented by on-road parking at the front. Notably, the property is not overlooked in either direction, offering a sense of privacy and tranquillity.

In summary, 'Stafford Terrace' presents a unique opportunity to own a piece of history in a sought-after location. With its blend of period features and modern conveniences, this home is sure to appeal to a variety of buyers looking for comfort and charm in Sandbach.



Living Room

11'10" x 11'11"

Engineered wood flooring. Original fireplace with gas fire. Shutters. Understairs storage.

Dining Room

11'10" x 11'10"

Engineered wood flooring. Fitted cupboard. Multi-fuel stove.

Kitchen

9'10" x 6'5"

A range of wall and base units with Minerva work surface. Freestanding fridge. Electric oven, four ring induction hob with extraction hood above. Space and plumbing for washing machine / dryer.

Bedroom One

11'11" x 11'11"

A double bedroom. Ceiling fan with light. Fitted cupboards. Shutters.

Bedroom Two

11'11" x 8'3"

A double bedroom, currently a dressing room. Fitted cupboards.

Bathroom

9'10" x 6'5"

Four-piece suite comprising bathtub with shower hose, WC, sink basin, and walk-in shower enclosure. Airing cupboard.

Garage

With power and lighting. Large and ideal space for a workshop.

Outbuilding

With power and light. Work surface with space above and below for electrical appliances / storage.

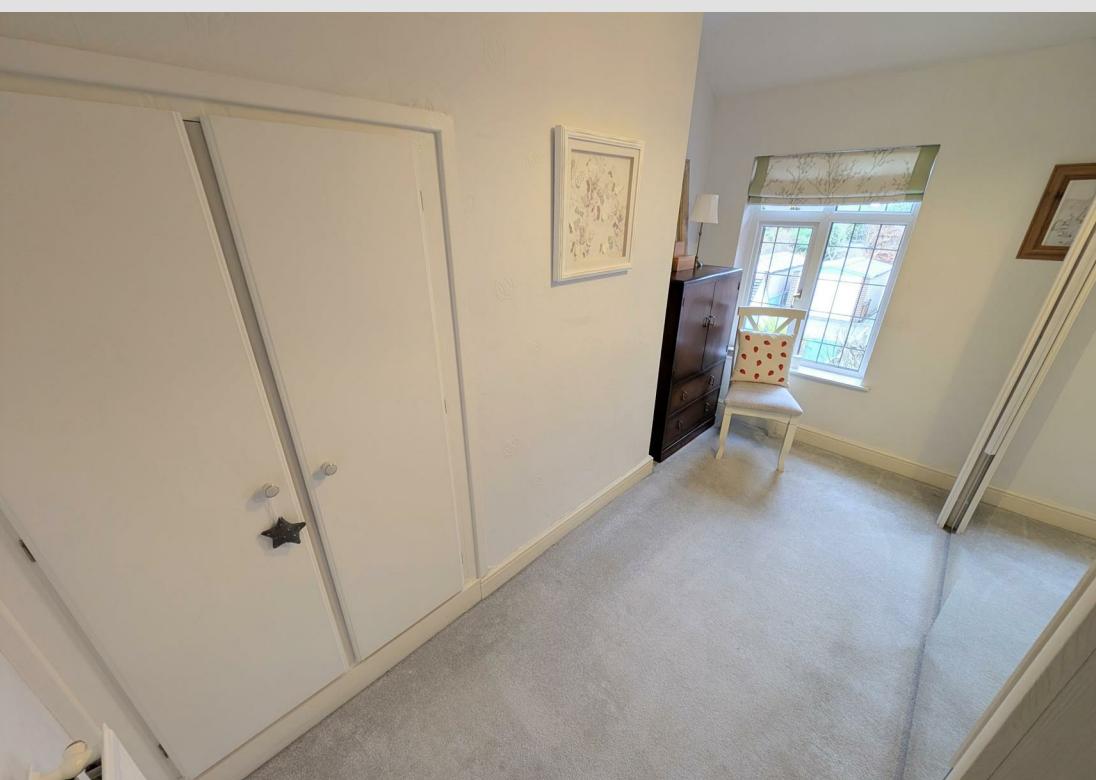
Externally

External tap by the kitchen window. Shed. Victorian lamp post light. Outbuilding. Garage. Indian stone patio area. Front garden.



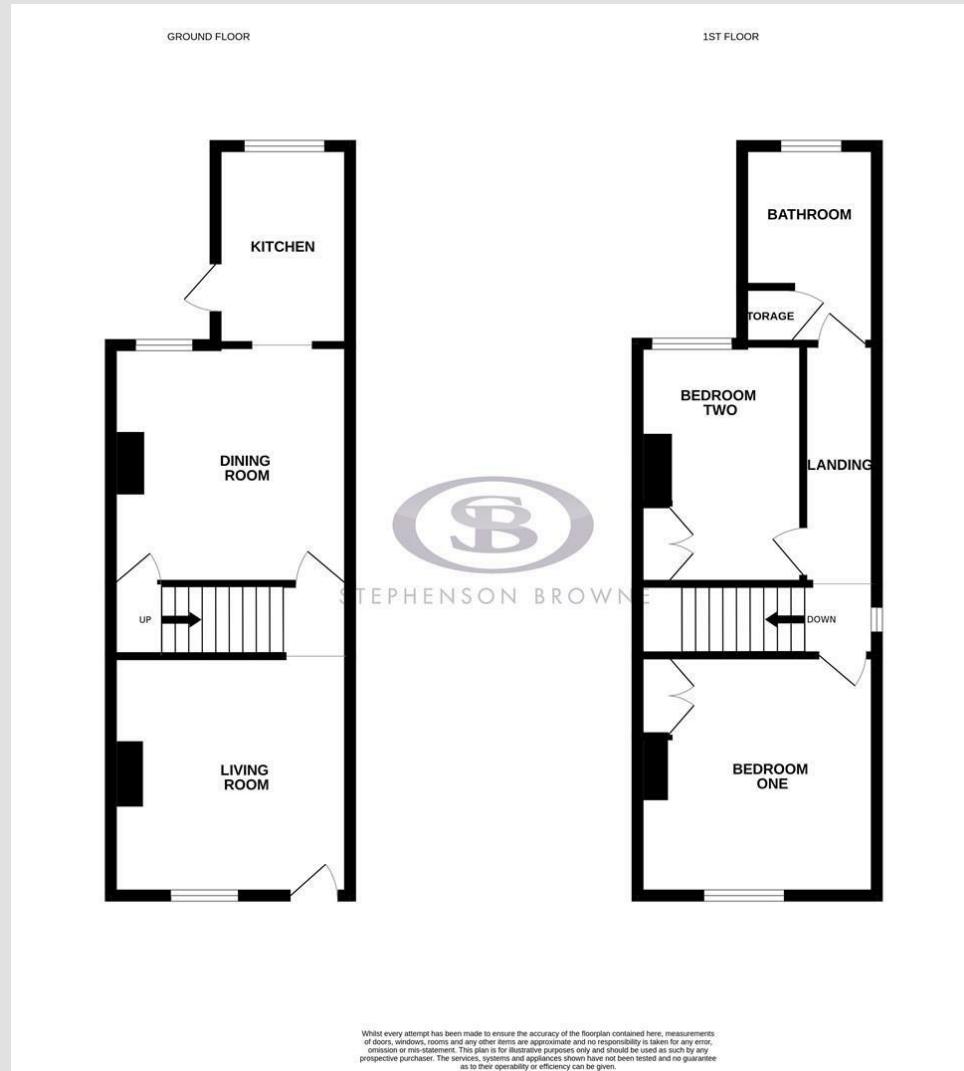
Combi boiler approximately 15 years old.
The loft is fully boarded with fitted pull-down ladder, window, eaves storage, power, and light.







Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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