



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.

**General Notes**



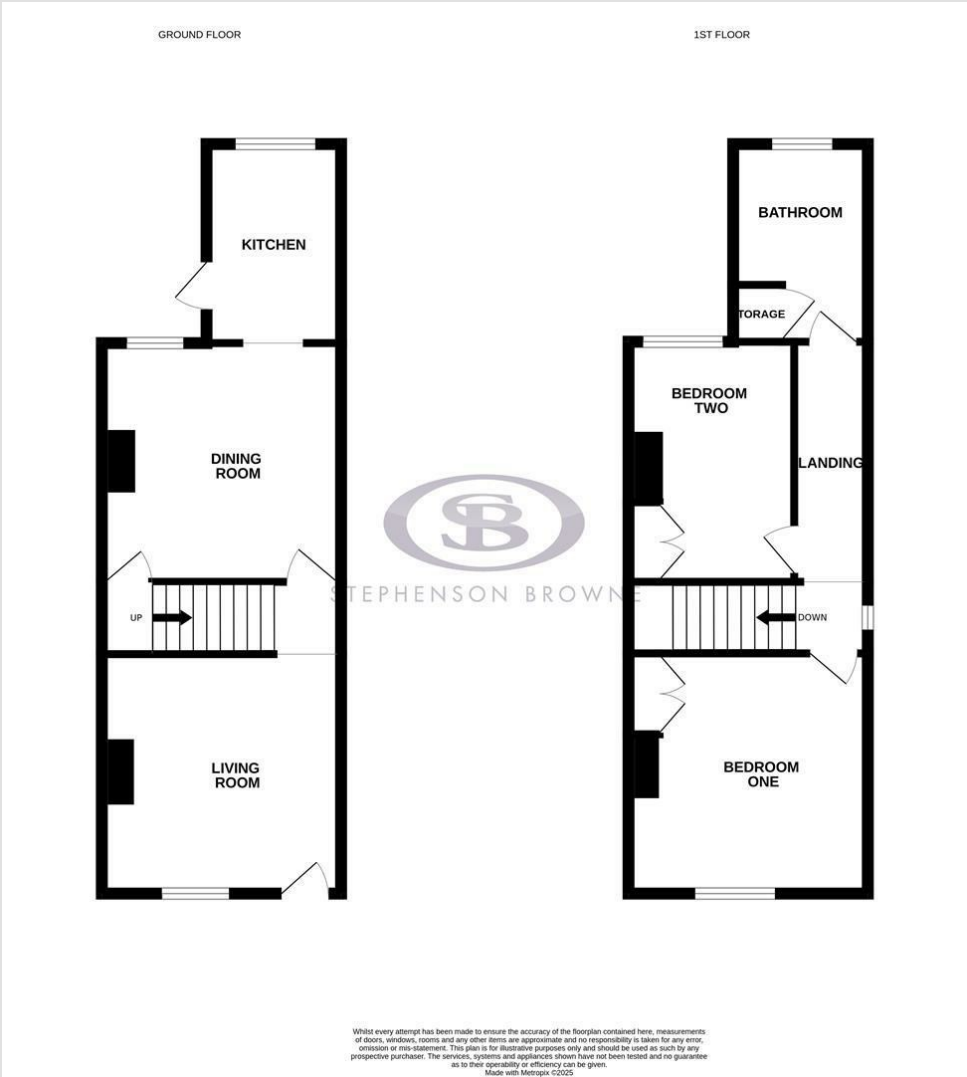
Combi boiler approximately 15 years old.  
The loft is fully boarded with fitted pull-down  
ladder, window, eaves storage, power, and  
light.



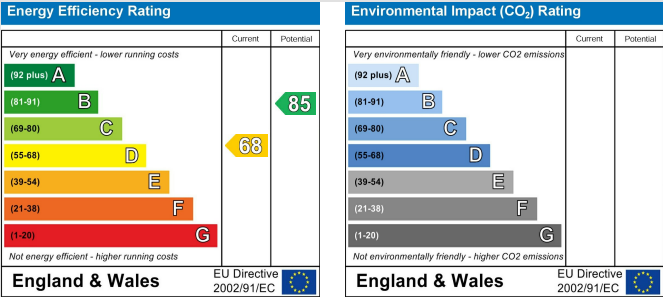
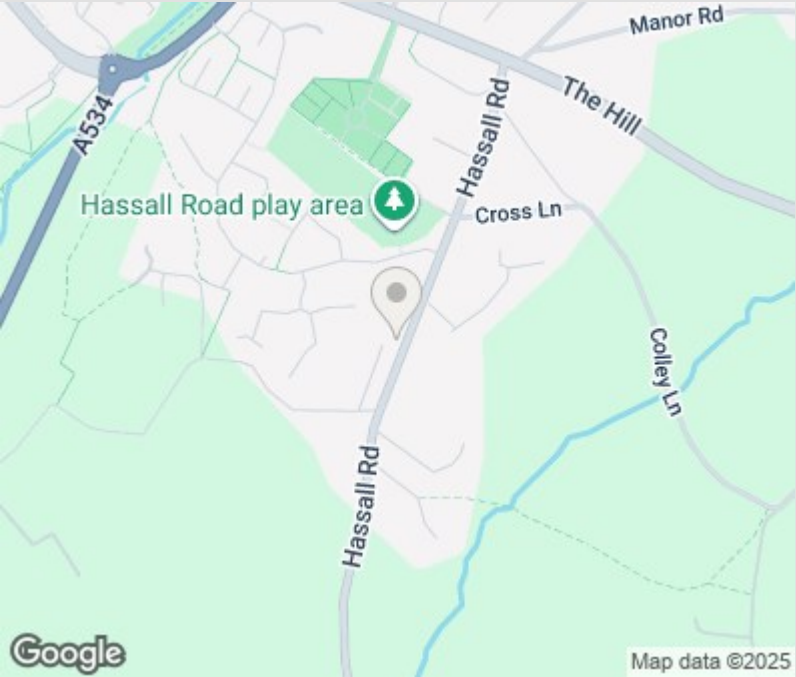




Floor Plan



Area Map



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64