



STEPHENSON BROWNE

## 2 Hind Heath Road

CW11 3LL

**Asking Price £350,000**



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STEPHENSON BROWNE

Situated on Hind Heath Road in the popular residential area of Wheelock, Sandbach, this well-presented true bungalow occupies a substantial corner plot and is offered for sale with no onward chain.

Set behind a gated driveway, the property provides ample off-road parking for several vehicles, in addition to an attached garage. Low-maintenance gardens wrap around the front, side and rear, offering attractive outdoor space with ease of upkeep and a superb open outlook to the front.

The accommodation is bright and spacious throughout. The living room is a particularly impressive space, flooded with natural light from four windows across two aspects, creating an airy and welcoming atmosphere. A further bright conservatory provides an additional reception area with views over the garden.

The kitchen is well equipped and features a useful breakfast bar, ideal for casual dining. A separate utility room adds further practicality.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes. The bathroom is fitted with a four-piece suite, completing the internal accommodation.

This attractive bungalow offers spacious, single-storey living in a sought-after location, making it ideal for a range of buyers. Early viewing is highly recommended to appreciate the plot, outlook and overall accommodation on offer.



### Entrance Hall

### Living Room

16'4" x 14'5"

### Kitchen / Breakfast Room

13'5" x 12'9"

### Bedroom One

12'2" x 12'1"

### Bedroom Two

11'10" x 11'2"

### Bathroom

11'1" x 8'5"

### WC

5'3" x 3'8"

### Conservatory

14'1" x 8'10"

### Passageway to Utility, Garage & Store

### Utility

9'5" x 7'7"

### Garage

10'10" x 9'5"

### External

Gated driveway parking for several vehicles. Low maintenance gardens to the front, rear and side. Secure storage to the left side of the property with access from the rear. Greenhouse optional.

### Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

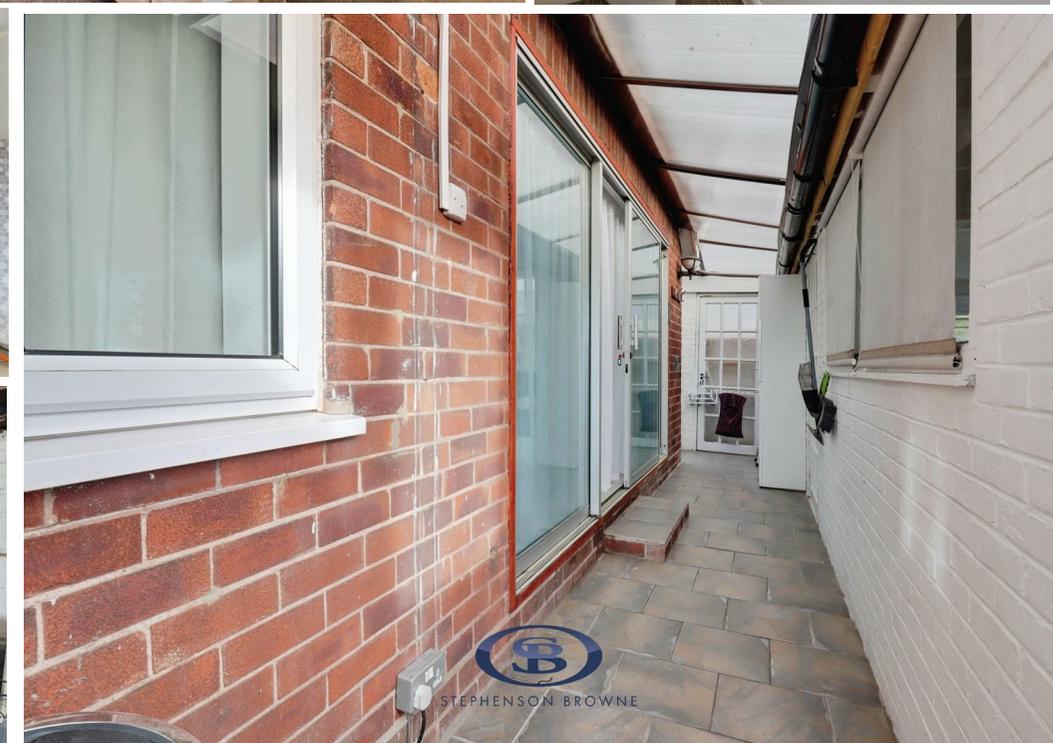
### Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



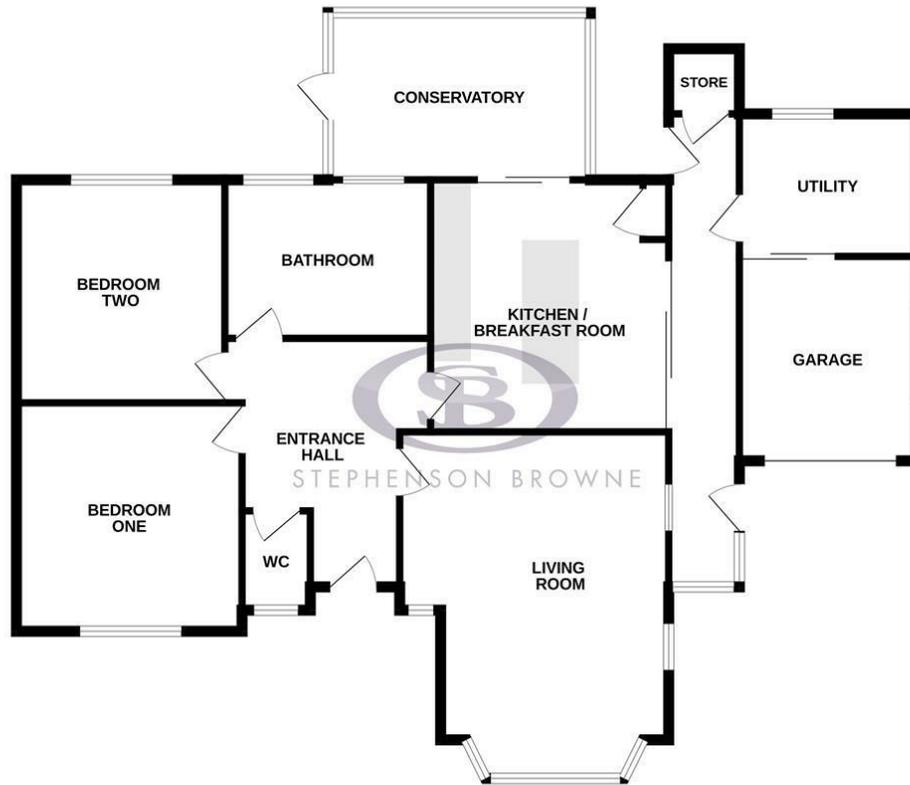
- No Onward Chain
- Substantial Corner Plot
- Low Maintenance Gardens
- Two Double Bedrooms
- Popular Residential Location
- Gated Driveway Parking
- Superb Outlook
- Garage
- Kitchen and Separate Utility
- Spacious Accommodation





# Floor Plan

## GROUND FLOOR



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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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