

# chris hamriding

lettings & estate agents



## 18 Mill Pool Way, Sandbach, CW11 4BS

### Offers In The Region Of £249,950

Take a moment to view our signature guided tour of this fantastic home & its incredibly convenient location!

Constructed by Morris Homes this impressive mid-mews town house is located in a favoured residential area conveniently situated for Sandbach town centre along with its many amenities and highly regarded schooling.

Internal inspection will reveal incredibly deceptive and well planned accommodation throughout which will suit a wide range of buyers!

Accompanying the home are a number of features to note, some of which include:- double glazing & gas central heating, a downstairs cloakroom just off the entrance hall, a spacious lounge with handy understairs storage, contemporary wooden style flooring and a feature fireplace! The open-plan kitchen/diner is at the rear of the home complete with cream units and contrasting working surfaces plus a wide range of integrated appliances! Further complementing the space are a set of French doors to the dining area which frame the rear garden perfectly!

Upstairs, there are three well balanced bedrooms, with the principal bedroom enjoying en-suite facilities and a nice aspect over the rear gardens, bedroom two has a feature vaulted ceiling and trademark arched window that Morris Homes are renowned for! Bedroom three is an incredibly versatile room for either a study, nursery or single room. Completing the accommodation is the family bathroom with its white sanitary suite!

Accommodation

Entrance Hall 6'9" x 4'3" (2.06 x 1.32)

Cloakroom 6'0" x 2'8" (1.84 x 0.83)

Lounge 15'10" x 15'6" (4.85 x 4.74)

Open-Plan Kitchen/Diner 15'9" x 9'10" (4.82 x 3.02)

First Floor Landing 12'2" x 6'5" (3.72 x 1.97)

Bedroom One 11'4" x 9'1" (3.46 x 2.77)

En-suite 9'2" x 3'10" (2.80 x 1.17)

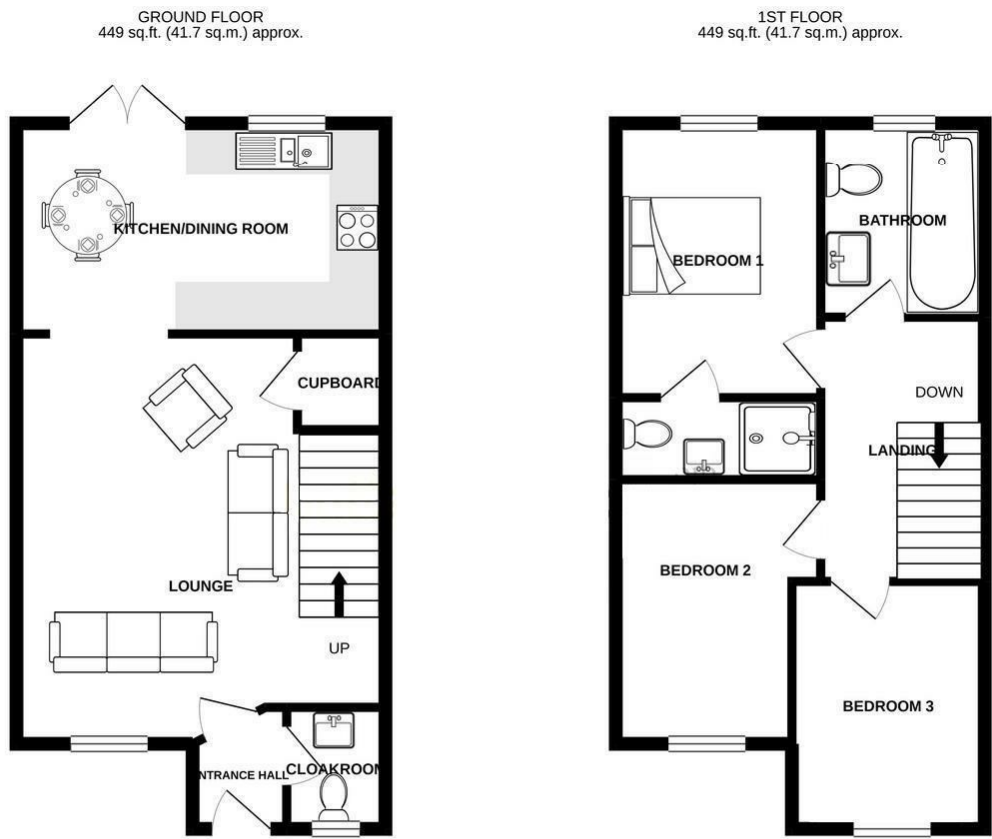
Bedroom Two 10'4" x 8'0" (3.17 x 2.44)

Bedroom Three 11'2" x 7'6" (3.42 x 2.29)

Family Bathroom 6'4" x 6'0" (1.94 x 1.84)

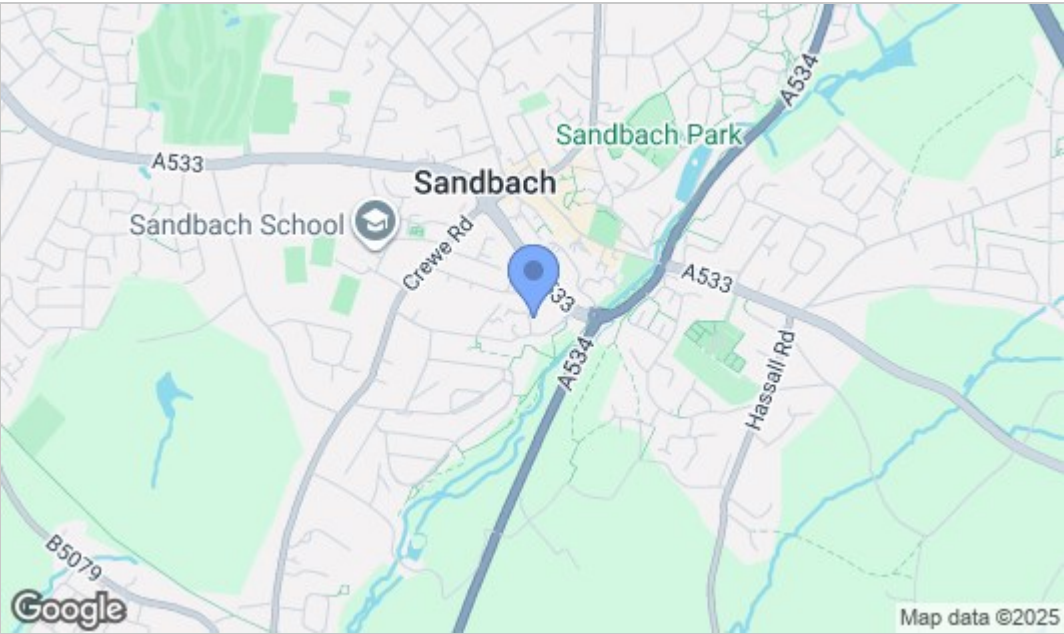


Floor Plan

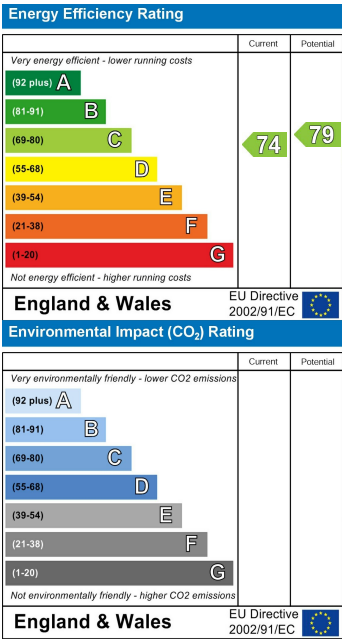


TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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