

## 39 Sandiford Road, Holmes Chapel, CW4 7BU



Nestled on Sandiford Road in the charming village of Holmes Chapel, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience.

The property features a well-appointed kitchen/diner, which benefits from windows on both the front and side elevations. The spacious lounge, with its large front window, creates a bright and inviting atmosphere.

The bungalow comprises two generous bedrooms, one of which is equipped with built-in wardrobes, providing ample storage. Both bedrooms overlook the private rear garden.

The modern three-piece bathroom is designed with contemporary fittings, adding to the overall appeal of the home.

Additional features include storage cupboards located in both the entrance hall and inner hall, enhancing the practicality of the living space. Outside, the property boasts a lovely enclosed rear garden, perfect for enjoying the outdoors in privacy.

There is also driveway parking to the front, adding to the convenience of this charming home.

Situated within walking distance to the town centre and local amenities, this bungalow is ideally located for those seeking a peaceful yet accessible lifestyle. With NO UPWARD CHAIN, this property presents an excellent opportunity for buyers looking to move in without delay.

This bungalow is a must-see for anyone seeking a comfortable and well-located home in Holmes Chapel.

# £240,000



**Entrance**

Upvc double glazed door with obscured glass leading to entrance hall, storage cupboard housing meters and consumer unit, radiator and internal doors to;

**Kitchen 12'11 x 10'09 narrowing to 12'11 x 6'04**

Fitted with a range of base, wall and drawer units, built in oven, electric hob and cooker hood over, space and plumbing for washing machine, space for fridge freezer, stainless steel sink unit with drainer, Upvc double glazed window to the front and side elevation, Upvc double glazed obscured glass door to the side elevation.



**Lounge 14'10 x 10'11**

Upvc double glazed window to the front elevation, electric fire with tiled hearth and decorative wooden surround and mantel, radiator.



**Bedroom One 10'11 x 8'06**

Upvc double glazed window overlooking the rear garden, built in wardrobes housing combi boiler, radiator.





**Bedroom Two 10'04x 7'09**

Upvc double glazed window overlooking the rear garden, radiator.



**Bathroom**

Upvc double glazed obscured glass window to the side elevation, panel bath with electric shower over, low level WC, pedestal wash hand basin, partially tiled walls, wall mounted electric heater and radiator.





**Externally**

**To the front-** Driveway parking complemented by lawn with various shrubs and bushes, pathway leading to the front door and side, gated access to the rear.

**To the rear-**Outside tap, fully enclosed, lawn with various shrubs, bushes and trees.



**EPC- C**

**Council Tax- C**

**Tenure- Freehold**

**Viewing Arrangements:**

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

**Hours of Business:**

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

**Important Notice:**

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



