



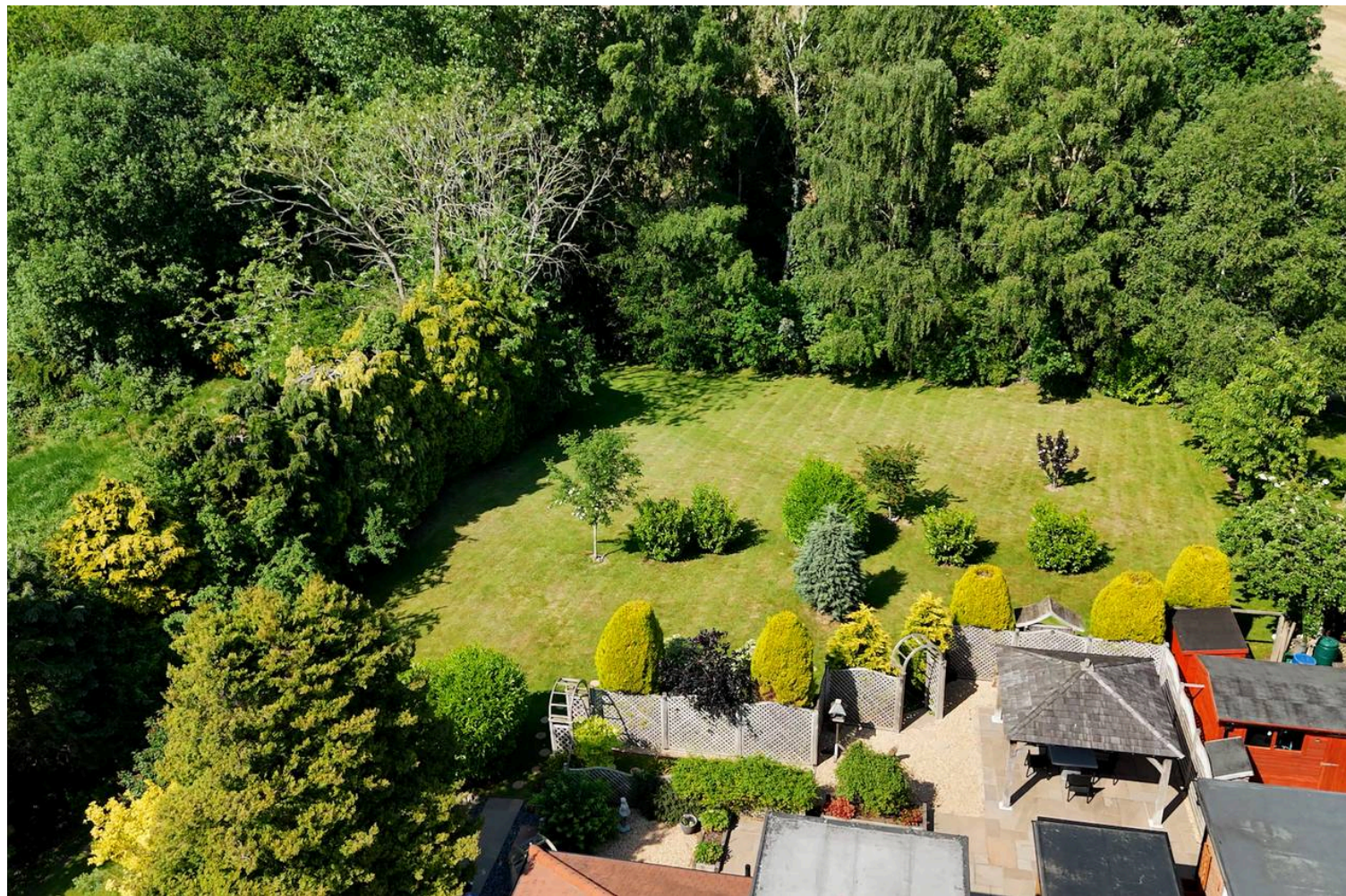
44 Hind Heath Road, Sandbach

£650,000 Freehold

Once in a lifetime opportunity to acquire a stunning bungalow, in stunning grounds with no onward chain! • Exceptional detached bungalow occupying a substantial plot in a sought-after village location • Backing onto the Wheelock Rail Trail with beautiful countryside views and a high degree of privacy • Potential development opportunity (subject to the necessary planning consents) • Re-roofed & extensively improved throughout • Stunning open-plan kitchen, dining and living space extending to approximately 6m • Vers with three double bedrooms • Double garage, extensive driveway parking and additional s motorhome • Landscaped gardens featuring a large entertaining terrace, oak-framed c planting • Grounds extend to over 0.65 acres with manicured lawns and establishec



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Broad canopy porch

16' 5" x 4' 11" (5.00m x 1.50m)

Spacious L shaped reception hall

18' 4" x 17' 5" (5.60m x 5.30m)

maximum, measured in to extremities of the room

Lounge

19' 8" x 11' 9" (6.00m x 3.59m)

Kitchen

19' 8" x 8' 8" (6.00m x 2.64m)

max

Kitchen Living Area 1

10' 8" x 8' 11" (3.26m x 2.71m)

Kitchen Living Area 2

11' 10" x 11' 11" (3.61m x 3.64m)

Side Porch

11' 7" x 3' 1" (3.54m x 0.94m)

Bedroom 1

14' 6" x 11' 9" (4.42m x 3.59m)

max includes en suite area

En Suite

6' 11" x 3' 3" (2.12m x 1.00m)

Bathroom

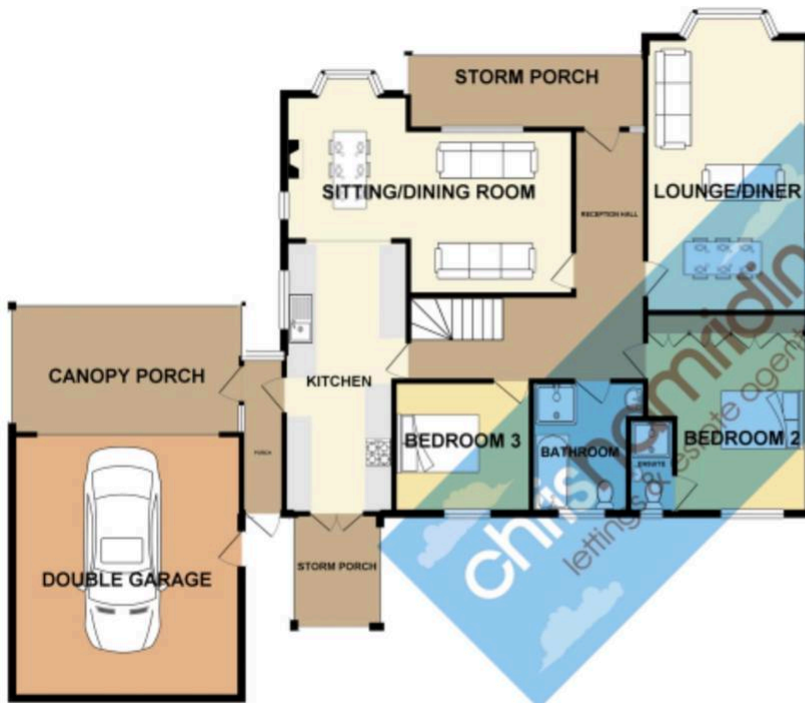
9' 9" x 7' 1" (2.96m x 2.16m)

Bedroom 2





GROUND FLOOR 165.67 sq. m.
(1783.30 sq. ft.)



1ST FLOOR 41.73 sq. m.
(449.20 sq. ft.)



TOTAL FLOOR AREA : 207.41 sq. m. (2232.50 sq. ft.) 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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