



Latham Road, Sandbach, CW11 4PJ  
£155,000

Whittaker Est. 1930  
& Biggs



## Latham Road Sandbach

This well proportioned semi-detached property situated in an established residential area being close to local sought after schools and amenities. Set within a desirable corner plot would suit a range of potential buyers, including first time buyers and investors.

Internally the property briefly comprises; entrance hallway, good sized lounge/diner incorporating a multifuel burner perfect for those chilly winter evenings, a modern fitted hi-gloss kitchen, utility room and WC to the ground floor. To the first floor there are two good sized bedrooms and a contemporary bathroom.

Externally the property benefits from a detached single garage and driveway providing off road parking with lawned gardens to three sides. To the rear of the property mature conifers provide a good degree of privacy.

Viewing is highly recommended to fully appreciate what this home has to offer.





### Entrance Hall

Having a uPVC external door to the front elevation, wood effect laminate flooring and a double radiator.

### Living/Dining Room 19' 3" x 11' 0" (5.87m x 3.35m)

Having a uPVC wood effect double glazed windows to the front and rear elevations, feature fireplace with a solid oak beam mantle, brick surround with a slate hearth housing a multi fuel stove and two radiators.

### Kitchen 19' 11" x 7' 9" (6.07m x 2.36m) Max including Kitchen

Having a uPVC door to the rear elevation, uPVC wood effect double glazed window to the side elevation, hi-gloss fitted wall and base mounted units with a complimentary work surface over incorporating a resin sink with chrome mixer tap over, single electric oven, part tiled walls, wood effect laminate flooring and a double radiator.

### Inner Hallway 9' 10" x 3' 2" (3.00m x 0.96m)

Having two timber external doors to each side elevation, access to inner hallway, utility room and ground floor WC.

### Utility room 6' 5" x 5' 5" (1.96m x 1.65m)

Having a glass block window to the side elevation, space and plumbing for washing machine, space for dishwasher space for a freestanding fridge freezer and work surfaces with wall mounted units over.

### Cloakroom 5' 2" x 2' 10" (1.57m x 0.86m)

Having timber framed window to the side elevation and a low level WC.

### Bedroom One 16' 1" x 8' 9" (4.90m x 2.66m)

Having two uPVC wood effect double glazed windows to the front elevation, storage space and double radiator.

### Bedroom Two 10' 11" x 10' 2" (3.33m x 3.11m)

Having a uPVC double glazed window to the rear elevation and a double radiator.

### Bathroom 5' 6" x 1' 11" (1.67m x 0.59m)

Having a uPVC wood effect double glazed window to the side elevation, contemporary white three piece suite comprising of a bath with chrome fittings and separate chrome shower attachment over, low level WC with push flush in a wood effect concealed system and sink with chrome mixer taps set within a wood effect vanity unit, fully tiled walls, wood effect vinyl flooring and a single radiator.

### Garage 15' 5" x 8' 0" (4.71m x 2.44m)

Fitted with power and lighting.

### Externally

The property benefits from having gardens to three sides, mainly laid to lawn with a mature conifer hedge providing a good degree of privacy.

### Notes:

**Council Tax Band:** B

**EPC Rating:** D

**Tenure:** believed to be Freehold

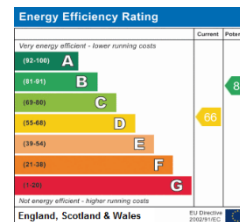








FLOORPLAN TO GO HERE WHEN READY



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