



Pulford Road, Sandbach, CW11 2AF.

£375,000

Whittaker Est. 1930  
& Biggs



## Pulford Road, Sandbach, CW11 2AF.

We are delighted to offer for sale this stylish and well-presented four bedroomed detached family home, perfectly located within the Morris home development of Brereton grange in Cheshire, offering all the privileges you would expect from a new home, whilst being accessible to Congleton and Sandbach town as well as Holmes Chapel being close by.

This immaculate home briefly comprises of:-  
Spacious lounge with a walk-in bay window, separate dining room, open plan dining/kitchen with integrated appliances, utility room and a ground floor WC for your convenience.

To the first floor you will find four double bedrooms with an en-suite to the master bedroom which also benefits from built in fitted wardrobes, a further three bedrooms, plus a modern family bathroom.

Externally to the rear there is a good-sized garden mainly laid to lawn with an additional patio area and raised decking area ideal for alfresco dining during those summer months. To the front of the property there is a lawned garden and ample off-road parking for two cars whilst having access to the integral garage.

An early viewing is highly recommended to fully appreciate what this property has to offer.



### Entrance Hall

Having a UPVC front door with obscured glass inserts, radiator.

### Cloakroom 3' 1" x 6' 0" (0.930m x 1.833m)

Having a low level WC, hand wash basin with mixer tap, radiator, UPVC double glazed obscured window to the front, wooden shutters and wood effect laminate flooring.

### Lounge 19' 8" x 10' 11" (6.003m x 3.321m)

Having a UPVC double glazed bay window to the front, wooden shutters, two radiators, double doors leading to:

### Dining Room 10' 4" x 9' 4" (3.153m x 2.847m)

Having a UPVC double glazed window to the rear, wooden shutters, radiator

### Kitchen 9' 11" x 9' 4" (3.012m x 2.847m)

Having a range of gloss fronted wall and base units with quartz work surface over, one and a half bowl stainless steel sink, integrated Neff dishwasher, integrated double Neff oven, five ring gas hob with Neff extractor fan over, integrated fridge freezer, radiator, UPVC double glazed window to the rear, wood effect tiles.

### Dining Area 9' 3" x 7' 8" (2.816m x 2.346m)

Having UPVC double glazed doors leading to the garden, wood effect tiles, radiator.

### Utility Room 4' 10" x 9' 7" (1.471m x 2.910m)

Having a range of base units with work surfaces over, inset stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, radiator, UPVC door with obscured glass insert to the side, wood effect tile flooring.

### First Floor Landing

Having a UPVC double glazed window to the front, radiator, access to the loft space, storage cupboard.

### Bedroom One 14' 1" x 11' 1" (4.290m x 3.376m)

Having UPVC double glazed window to the front, radiator, fitted wardrobes.

### En-suite 4' 5" x 5' 8" (1.348m x 1.733m)

Having low level WC, hand wash basin with mixer tap, tiled walls, fully tiled shower enclosure with glass door and mixer shower over, radiator, UPVC double glazed obscured window to the side.

### Bedroom Two 11' 6" x 10' 0" (3.517m x 3.048m)

Having a UPVC double glazed window to the rear, radiator.

### Bedroom Three 11' 9" x 8' 10" (3.578m x 2.702m)

Having a UPVC double glazed window to the front, radiator.

### Bedroom Four 9' 9" x 8' 11" (2.972m x 2.716m)

Having a UPVC double glazed window to the rear, radiator.

### Family Bathroom 6' 1" x 7' 5" (1.862m x 2.266m)

Having low level WC, hand wash basin with mixer tap, partly tiled walls, tiled flooring, panel bath with mixer shower over, radiator, UPVC double glazed obscured window to the rear.

### Garage

Power and lighting, up and over door.

Note:

Council Tax Band: E

EPC Rating: B

Tenure: believed to be Freehold







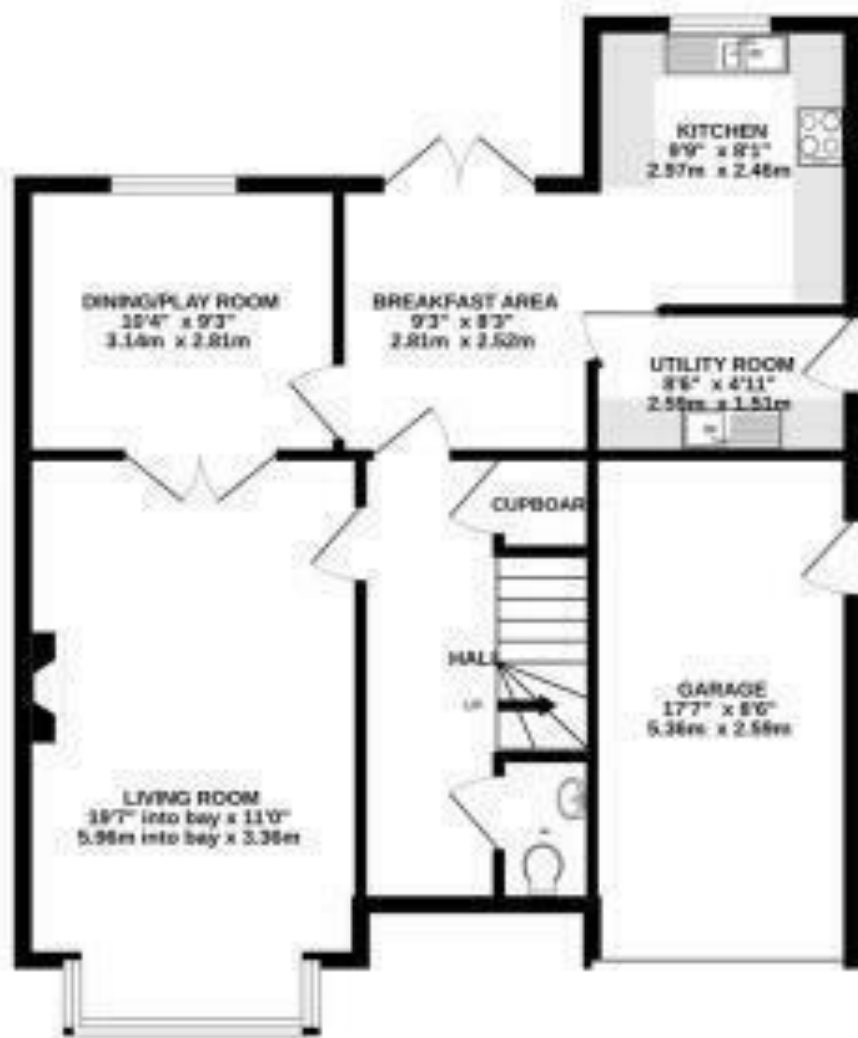




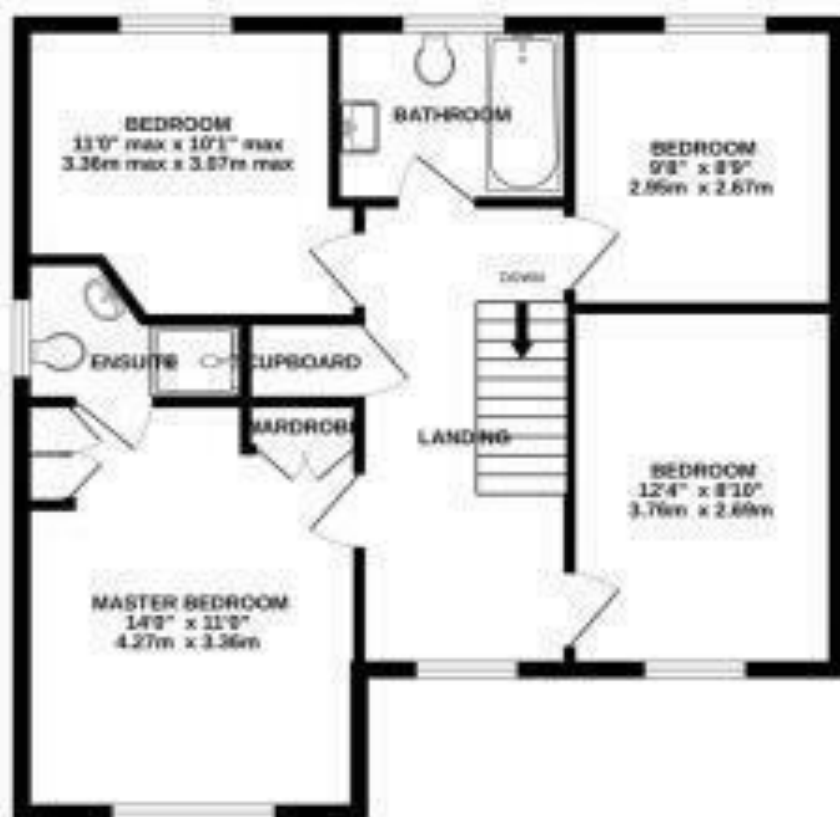




**GROUND FLOOR**  
764 sq.ft. (71.0 sq.m.) approx.



**1ST FLOOR**  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023





**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

16 High Street  
Congleton, Cheshire  
CW12 1BD  
T: 01260 273241  
E: congleton@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930