



5 Hind Heath Lane, Sandbach

£470,000

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Just the Right Blend of space, convenience and tranquillity. Perfect for busy families and downsizers alike.

Nestled in the heart of picturesque Sandbach, convenience meets serenity in this beautiful home, and an incredible opportunity awaits those who are determined to get the most out of life. This remarkable detached property effortlessly blends a well-designed spacious layout, unparalleled convenience, and a touch of countryside magic. Could this be the bolt-hole you've been yearning for? Let us guide you through the unique combination of features that make this property an absolute gem:

A dining kitchen featuring solid wood units and granite worktops, along with integrated appliances, makes cooking a joy. The utility area with ample space for a fridge freezer, washer, and dryer adds an extra layer of convenience.

From the dining area, an adjoining doorway leads to an integral garage with up and over doors at both ends, creating a luminous workshop, storage area, or offering the potential to extend into it to create an even larger open-plan kitchen living room (subject to obtaining necessary permission).





A spacious hallway is at the heart of this home, connecting all the living spaces. Double glass doors form the entrance to the generously large living room, with plenty of space for family and friends to relax and dine. Complete with a fireplace and French doors, which offer a seamless transition into the garden, this is a fabulous space for both entertaining and unwinding throughout the year.

Upstairs, a world of comfort unfolds with three double bedrooms, two boasting ensuites, and an additional family bathroom – offering the ultimate retreat for residents and guests alike. A bonus single bedroom stands ready to adapt to your needs, whether as a further bedroom, dressing room or a study, offering flexibility that aligns with your lifestyle.





AN ABUNDANCE OF STORAGE:

Easily embrace clutter-free living with built-in wardrobes in every bedroom, complemented by extra storage cupboards in the hall and landing, potential garage storage, and loft space.

A UNIQUE LOCATION:

Embrace the idyllic surroundings with direct access to tranquil countryside walks along the Salt Line Way. Revel in the convenience of superb transport links – the M6 just a short 10-minute drive, Crewe and Sandbach Stations both a mere 15 minutes away, and Manchester Airport a 40-minute journey. A leisurely 5-minute stroll guides you to the local deli, while the charming array of shops, markets, pubs, and restaurants in Sandbach town centre are just a quick drive away.

EFFORTLESS MAINTENANCE:

Indulge in a life of simplicity with UPVC windows and exquisitely landscaped woodland gardens, designed for minimal upkeep and maximum delight.

With an EPC rating of C, the property is economical to run and it's easy to keep it cosy.

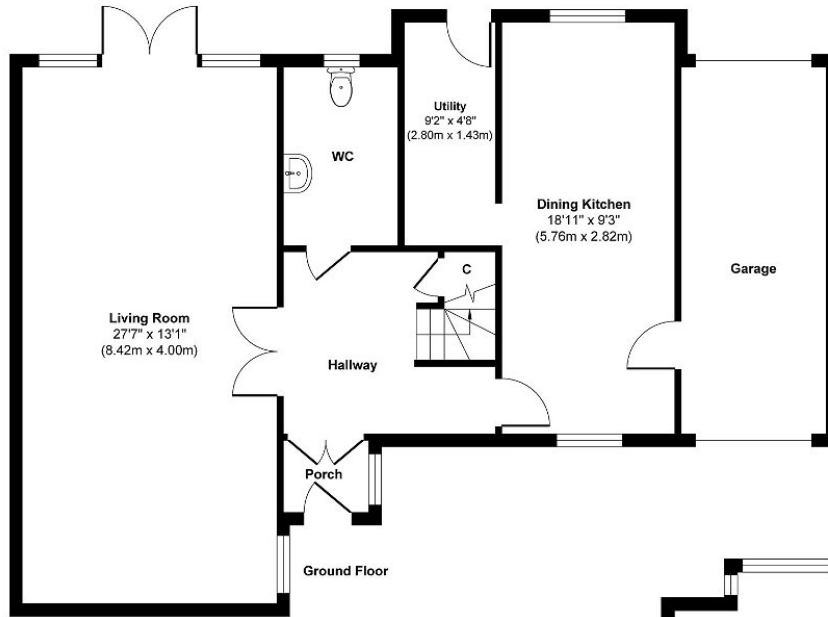
SECURITY AND PEACE OF MIND:

Hidden away at the top of a well-lit no-through lane, set within a securely fenced garden accessed through solid wooden gates, this is an easy home to keep safe and secure. In addition, Sandbach is proudly reigning as the second safest town in Cheshire, to give you further peace of mind.

1571 SQ FT - EPC RATING C - COUNCIL TAX BAND F

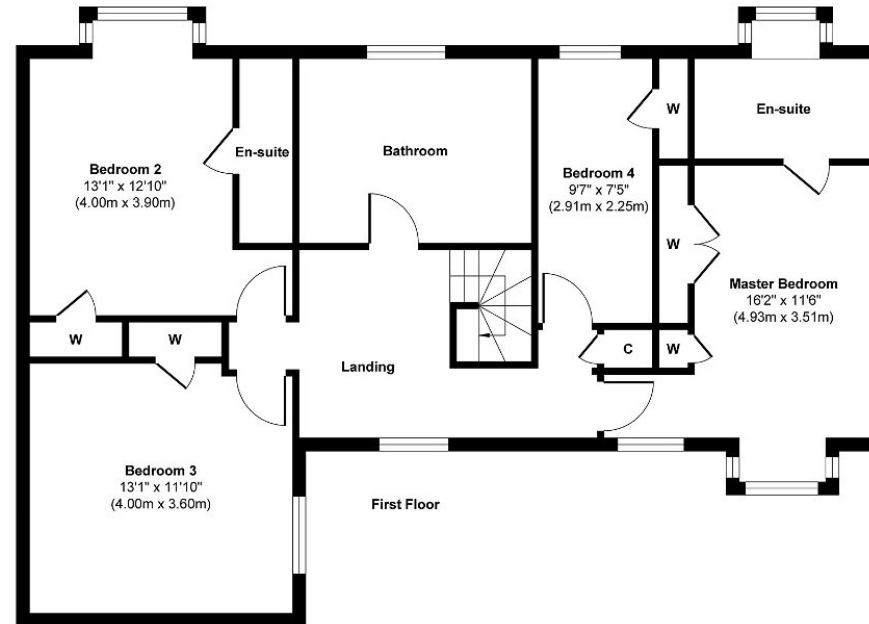


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