



Bibby Street
Rode Heath, ST7 3RR

- WITHIN A SEMI RURAL LOCATION
- A SURPRISINGLY SPACIOUS COTTAGE
- PORCH, LOUNGE/FAMILY ROOM
- KITCHEN/DINING ROOM
- THREE BEDROOMS, UPDATED BATHROOM/SHOWER
- LANDSCAPED GARDENS
- UPVC D/G & GCH
- EASY ACCESS TO THE A500/A34/M6

£245,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a deceptively spacious extended semi detached cottage of approx 99 sqm, along with canal side frontage providing pleasant views and countryside close by. The house comprises a porchway, a spacious lounge/family room, good sized kitchen/dining room, two double bedrooms, bedroom three. An updated good sized shower room with a double shower, separate bath etc. Externally a landscaped front garden, a well appointed low maintenance rear garden. UPVC double glazing & gas central heating. The property is within easy access to all amenities, road and rail links yet lovely canal side walks and countryside. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 3RR. Turn off Sandbach Road, in to Farams Road and then in to Bibby Street. The property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE PORCH

Entered through a UPVC door. Tiled floor, downlighting. Timber door to:

LOUNGE/DINER

25' 1" x 14' 4" (7.65m x 4.37m)

Windows to the front rear and side elevations. Open fire, Three radiators. Stair case to the first floor.

KITCHEN

14' 5" x 12' 10" (4.39m x 3.91m)

Windows to the rear and side elevations. A range of wall and base units, stainless steel sink unit, worksurface. Built in double oven, hob with extractor over. Space and plumbing for washing machine. Gas central heating boiler. Planets of dining space. Radiator, side external access door.



FIRST FLOOR LANDING

Two store cupboards, radiator. Doors to:

BEDROOM ONE

14' 1" x 9' 4" (4.29m x 2.84m)

Two windows to the front elevation with views over the canal. Built in wardrobes, radiator.

BEDROOM TWO

13' 3" x 8' (4.04m x 2.44m)

Window to the rear elevation. Fitted wardrobe, radiator.

BEDROOM THREE

9' 9" x 6' 1" (2.97m x 1.85m)

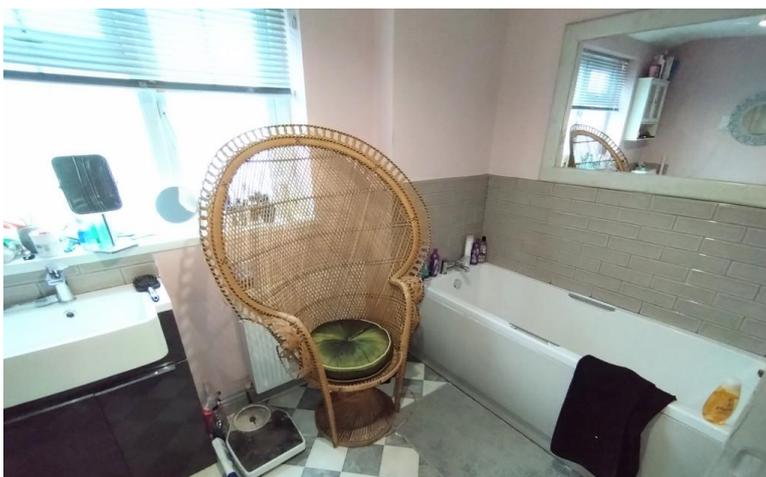
Window to the rear elevation. Fitted wardrobe, radiator.



BATHROOM

10' 5" x 8' (3.18m x 2.44m)

Window to the side elevation. Suite comprising: Panelled bath, shower cubicle, low level W.C, wash hand basin with vanity unit below. Splash back tiling, radiator.



EXTERNALLY

FRONTAGE

With views over the canal, a landscaped garden with slate area and shrub borders.

REAR

With a degree of privacy, a landscaped garden with patio, gravel borders and mature shrubs. A paved patio area and a pathway to the front of the cottage.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

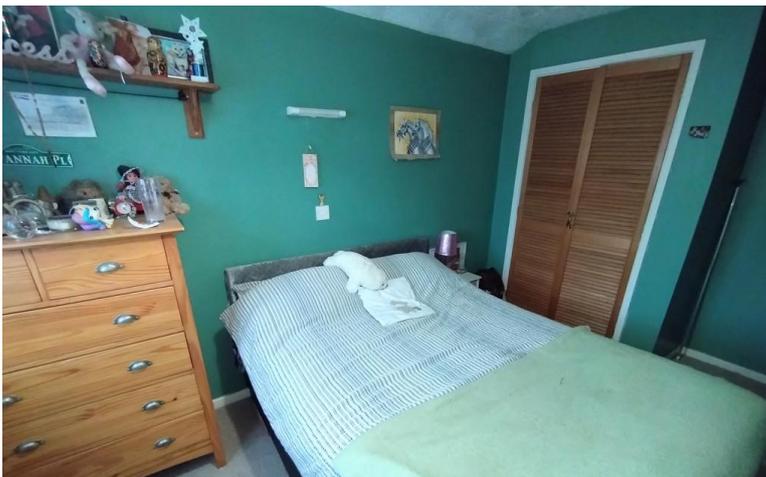
LOCAL AUTHORITY

Cheshire East Council

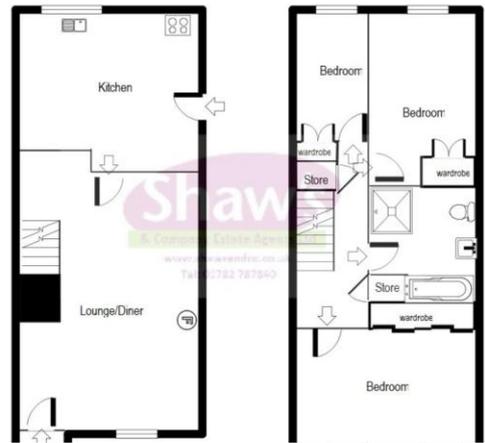
COUNCIL TAX BAND B

EPC RATING (PDF available online)

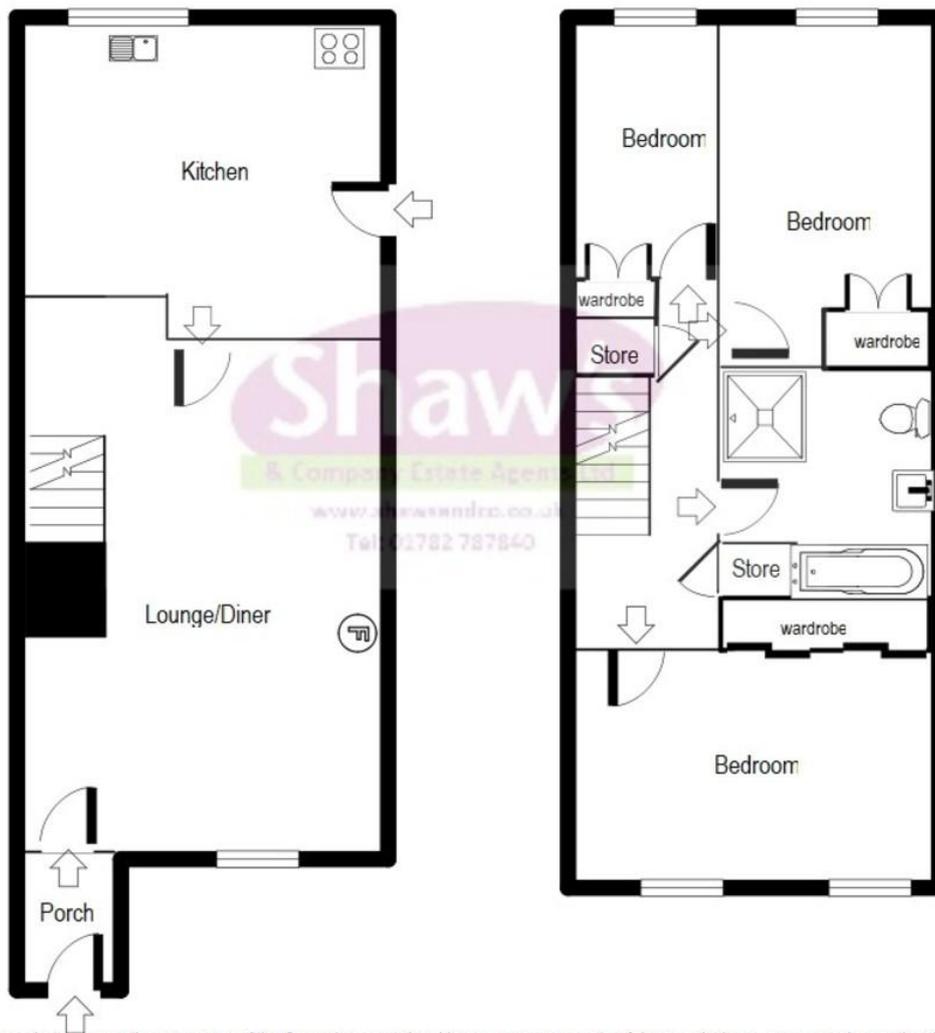
Current: Potential:











Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.