Red Dot Estates are pleased to offer For Sale this traditional semi-detached home situated in a pleasant location and offered with No Upward Chain! The accommodation briefly comprises; hallway, lounge and breakfast kitchen, to the first floor there are two bedrooms and family bathroom. Externally there is ample off-road parking to the front and a good size garden to the rear.

Sandbach is a historical market town with good commuting links to other towns and places of employment, situated within close proximity of junction 17 of the M6 motorway. Sandbach also boasts a superb reputation of both primary and high Schools and a good selection of shops, a popular market on Thursday’s and a fabulous array of places to eat and drink.

£149,950
Entrance
UPVC double-glazed door to the front elevation.

Hallway
Staircase to the first floor, radiator and picture rail.

Lounge 12’08” x 11’05”
Electric fire on granite effect hearth with timber surround, UPVC double-glazed walk in bay window to the front elevation. Coving to the ceiling, radiator and arch to:

Dining kitchen 13’08” x 11’05”
Fitted with a range of wall, base and drawer level units with work surfaces over. Inset stainless steel sink unit, tiling to the splash backs, radiator, two double-glazed windows to the rear elevation, UPVC double-glazed door to the side elevation.

FIRST FLOOR

Landing
Double-glazed window to the side elevation.

Bedroom One 13’0 x 10’09”
Double-glazed walk in bay window to the front elevation, radiator.

Bedroom Two 8’09” x 7’02”
Double-glazed window to the rear elevation, radiator, picture rail.

Bathroom
Fitted with a three-piece suite comprising; low level W/C, pedestal wash hand basin and panel bath with shower attachment, mosaic tiling, extractor fan, radiator, double-glazed window to the rear elevation.
**Externally**

**To the Front**
Gravel driveway with raised borders, panel & post fencing and low boundary wall to the road.

**To the Rear**
Fully enclosed by panel & post fencing the rear garden has a good size patio area and steps leading up to the lawn.

**Directions**
From our office in Sandbach proceed to the roundabout at Middlewich Road and take the third exit. Proceed along Middlewich Road and through the traffic lights. Take the second left hand turn onto Abbey Road, turn immediately right and the property is located on the right hand side.

**EPC**
D.

**Viewing Arrangements:**
Strictly by appointment through the selling agent, Red Dot Estates. Telephone 01270 766656.

**Hours of Business:**
<table>
<thead>
<tr>
<th>Day</th>
<th>Time</th>
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<tr>
<td>Monday - Thursday</td>
<td>9.00 - 5.30</td>
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<td>Friday</td>
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<td>Saturday</td>
<td>9.00 - 4.00</td>
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**Important Notice:**
None of the services, fittings or appliances (if any), heating insulation’s, plumbing or electrical systems have been tested and no warranty is given as to their working ability.
Do you have a property to sell?

Red Dot Estates offer an excellent sales service which includes the following:

- Free Market Appraisals
- No Sale No Fee Agreements
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- Marketed from both Sandbach and Congleton Offices
- Unique For Sale Board
- Accompanied Viewing Service
- Computerised Matching against our Extensive Range of Potential Purchasers
- Window Display in our Superb Prominent Town Centre Office
- Local Advertising in the Crewe & Congleton Chronicle’s
- Regional Advertising through the Glossy ‘Guild of Professional Estate Agents Property Magazine’
- National Internet Advertising on Multiple Websites
  - Advertising within The Guild of Professional Estate Agents Park Lane Offices in London

Call now to arrange your free market appraisal

**Sandbach**
01270 766656

**Congleton**
01260 276698

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