

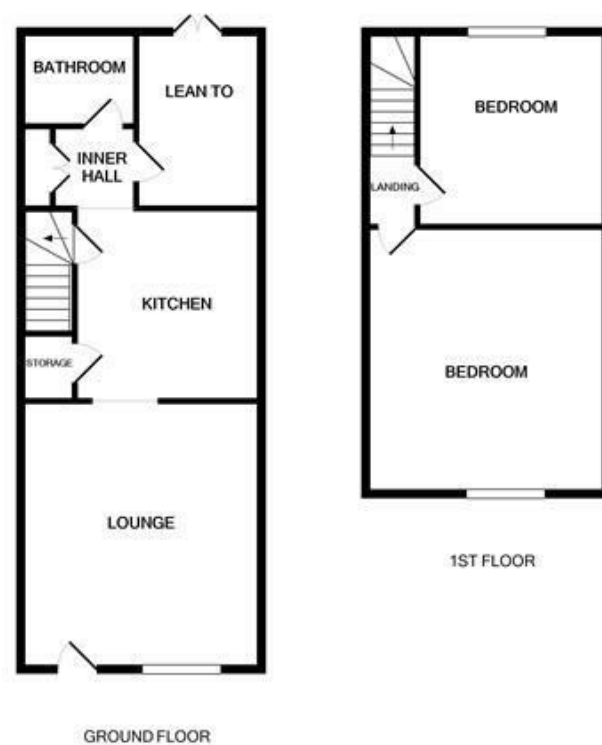


STEPHENSON BROWNE



69 Heath Road  
Sandbach  
Cheshire  
CW11 2JY

Guide Price £130,000



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Average Referral Fee 2018/2019 to Move With Us Ltd. £123.64

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INDEPENDENT MORTGAGE ADVICE.



A mature mid terraced cottage enjoying an established position within a sought after part of the town. The property has been updated and improved in more recent years and offers in good order.

**Agents Remarks**

We here at Stephenson Browne are delighted to offer for sale this mature, mid terraced traditional 2 bedroom cottage, which you will find within walking distance of many local amenities, including primary schools and convenience stores. We are sure that upon inspection you will be highly delighted with the character features of the property and the well planned accommodation.

The property is well presented and in brief comprises; Lounge, Kitchen, Utility area, Bathroom and to the First Floor there are two Bedrooms. Externally the rear garden is perfect for those looking for a low maintenance place to relax and unwind.

This lovely home benefits from gas central heating, partial double glazing, is tastefully decorated throughout and certainly ready to move straight into without any fuss. Book a viewing now to avoid disappointment!

**Location**

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

**Directions**

From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. Take the first exit at the third roundabout onto Old Mill Road and carry straight on at the next roundabout. Turn right at the traffic lights onto The Hill. Take the third turning on the left into Heath Road and the property will be found on your left-hand side.

SAT NAV: CW11 2JY

**ACCOMMODATION**

**Lounge 11'11" x 11'10" (into chimney breast recess)  
(3.63m x 3.61m (into chimney breast recess))**



With ornamental fire place, radiator, laminate wood flooring, light, exposed mock beams, double glazed window to front, doorway through to:

**Kitchen 8'10" x 7'11" (2.69m x 2.41m)**



With single drainer sink unit having mixer tap and cupboard below, range of matching base and wall units incorporating oven and grill, four burner gas hob with cooker extractor above, working surfaces with splash backs, plumbing for washing machine, built in under stairs storage cupboard, door giving access to stair case in turn giving access to first floor, window through to utility room, light, doorway through to:

**Rear Lobby**

With built in cupboard housing Worcester gas boiler serving central heating and domestic hot water systems, light, door to bathroom, doorway to:

**Utility Room 9'4" x 4'5" ( 2.84m x 1.35m)**

With double glazed french doors to rear garden.

**Bathroom**



With white suite comprising panelled bath having tiled surrounds, shower unit and shower screen, contemporary style wash basin having mixer tap and cupboard below, low level WC, chrome ladder style radiator, tiled floor, light and window through to utility room.

**FIRST FLOOR**

**Landing**

With access to loft space, pendant light, doors to:

**Bedroom One 12'0" x 11'10" (into chimney breast recess) (3.66m x 3.61m (into chimney breast recess))**



With built in storage cupboard, radiator, pendant light and double glazed window to front.

**Bedroom Two 9' x 8'2" (2.74m x 2.49m )**



With radiator, light and double glazed window to rear.

**Rear Garden**

Laid to paved and decking areas, astro turf area, ornamental pond with surrounding lighting, flower and shrub sections, outside light, fantastic summer house with power and WIFI.