



- Semi Detached Property
- Two Double Bedrooms
- Lounge/Dinning Room
- Kitchen
- Downstairs WC
- Bathroom
- Garden & Parking
- Sold As A 75% Share

3 Anderton Close
Sandbach, CW11 3DT

£150,000

A well presented two double bedroom semi detached property, situated on this popular new development, close to Sandbach town centre. Sold as a 75% share, the ground floor accommodation comprises entrance hall, modern kitchen, downstairs WC and a lounge/diner. To the first floor there are two double bedrooms and a family bathroom. Externally the property benefits from a good size rear garden and parking for two cars. Rent and service charge £166.95 PCM.

Ground Floor

Entrance Hall 16' 3" x 6' 0" (4.95m x 1.83m)

Radiator, under stairs storage, stairs to first floor.

Downstairs WC 7' 5" x 4' 0" (2.26m x 1.22m)

Low level WC, wash basin, radiator,

Lounge/Diner 14' 3" x 10' 6" (4.34m x 3.20m)

Radiator, windows to rear, door to rear garden.

Kitchen 11' 6" x 8' 1" (3.50m x 2.46m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for fridge freezer and washing machine, radiator, window to front.



First Floor

Built in storage cupboard, access to roof void.

Landing

Storage cupboard, access to loft area.

Bedroom One 14' 5" x 8' 8" (4.39m x 2.64m)

Radiator, windows to front.

Bedroom Two 14' 4" x 9' 1" (4.37m x 2.77m)

Radiator, windows to rear.

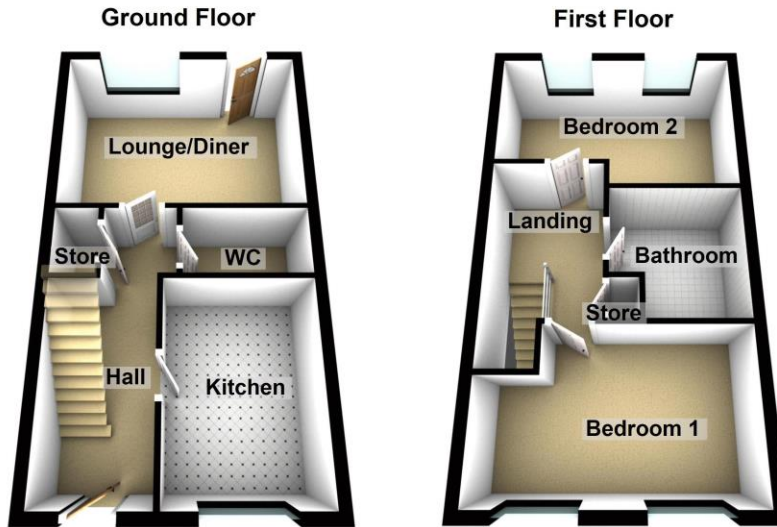
Bathroom 7' 7" x 7' 5" (2.31m x 2.26m)

Suite comprising of a low level WC, wash basin, panelled bath with shower, radiator, part tiled walls.

External

To the front there is a small garden, whilst to the rear there is an enclosed garden mainly laid to lawn. Gate providing side access. Parking for two vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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