



**188 Sandbach Road**

ST7 3RU

**£130,000**



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STEPHENSON BROWNE





A quaint and characterful two bedroom mid-terraced cottage in the popular village location of Rode Heath, backing onto the Trent & Mersey Canal and offered for sale with no onward chain!

An ideal first time buy or buy-to-let investment, this home features a number of period features and character charm, including exposed beams and an open fireplace!

Internally comprising; lounge/diner, kitchen, ground floor bathroom, two bedrooms. To the rear of the property is a garden which is larger than you may expect, which features lawned and patio areas with a useful storage shed.

Situated on Sandbach Road, the property is perfectly placed for the amenities within Rode Heath and Alsager, including being walking distance from the Broughton Arms pub and several shops. Rode Heath Primary School is only a short distance away, whilst walks along the Trent & Mersey Canal and in the surrounding countryside are practically on your doorstep!

A rare opportunity and ideal for any first time buyers or those wishing to downsize! Please contact Stephenson Browne to arrange your viewing.

### Lounge/Diner

20'2" x 11'10" (6.164 x 3.616)

Maximum measurements - two UPVC double glazed windows and front door, wall light point, two radiators, feature exposed beams and open fire.

### Kitchen

9'0" x 6'5" (2.754 x 1.981)

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, stainless steel sink with drainer, integrated hobs and oven, space and plumbing for appliances.

### Bathroom

6'9" x 4'6" (2.058 x 1.378)

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, bath with overhead shower.





**Landing**

Fitted carpet, ceiling light point.

**Bedroom One**

11'11" x 11'10" (3.641 x 3.620)

Fitted carpet, UPVC double glazed window, radiator.

**Bedroom Two**

9'2" x 7'11" (2.797 x 2.436)

Fitted carpet, UPVC double glazed window, wall light point, radiator.

**Outside**

To the rear of the property is a mainly lawned garden, with a patio area and storage shed.

**Council Tax Band**

The council tax band for this property is B.

**NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

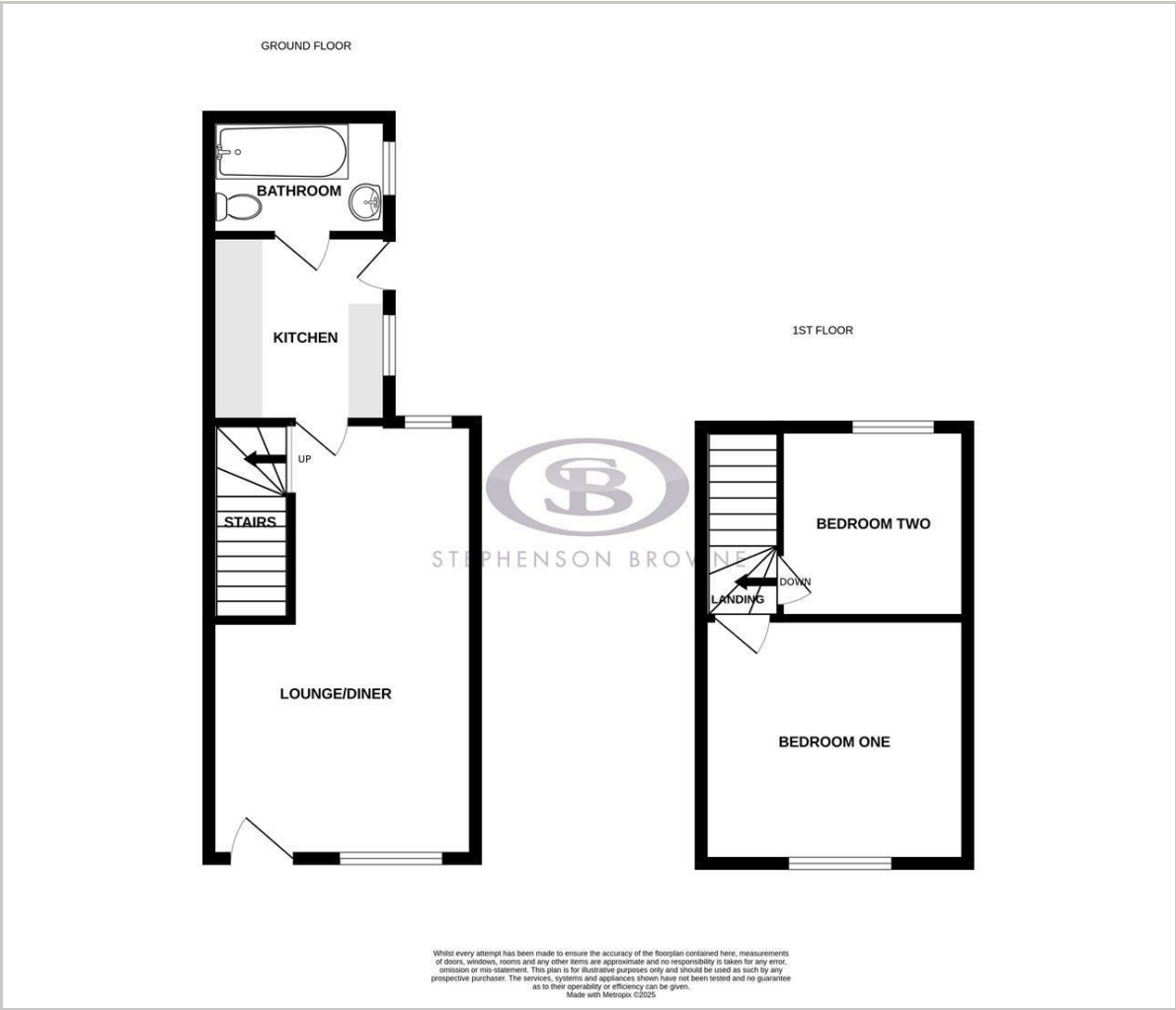
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**Alsager AML Disclosure**

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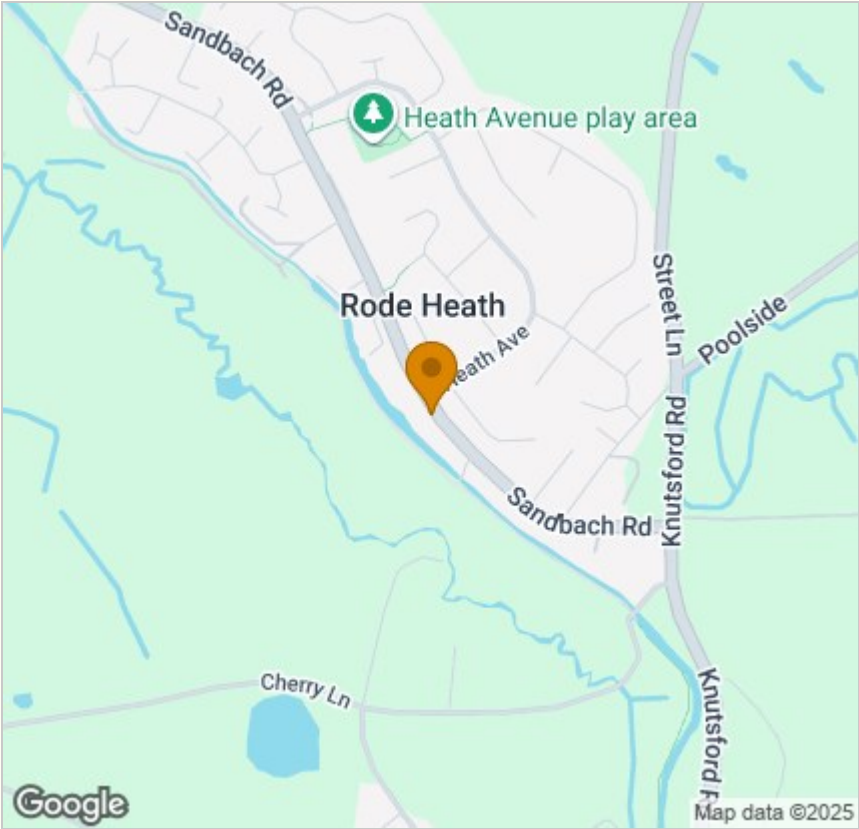
Floor Plan



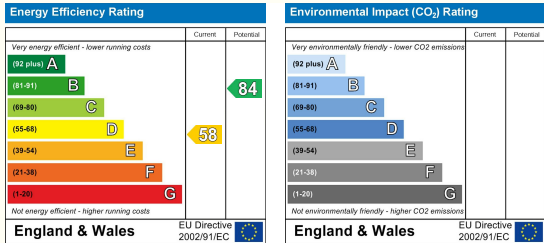
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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