



The Bungalow, 20 Heathwood

115 Sandbach Road, Rode Heath, Cheshire ST7 3RT

Selling Price: £175,000

- GENEROUS SIZED & SMARTLY PRESENTED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN DINER
- MODERN BATHROOM
- PRIVATE GARDENS
- TWO DESIGNATED PARKING SPACES
- WALKING DISTANCE TO SHOPS & AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

****A QUITE UNIQUE OPPORTUNITY – A TWO DOUBLE BEDROOMED BUNGALOW. DISCREET, QUIET POSITION LOCATED IN THE HEART OF RODE HEATH** COMPLETELY REFRESHED THROUGH – A VERY CLEAN AND TIDY HOME*****

A secure communal hall with intercom system provides access to the bungalows private hall. You will find a brilliant lounge space with double doors into the kitchen diner, blessed with an arrange of professionally hand painted wall, base and drawer units along with integral appliances including: oven with four ring electric hob, fridge and freezer. This room provides plenty of space for a dining table and through a UPVC double glazed door providing access to the well maintained garden. The two double bedrooms are both generous, with one having fitted wardrobes, and the bathroom also enjoys extensive fitted storage, with a three piece suite including over the bath shower.

There is also TWO allocated parking spaces and visitor parking, providing invaluable off road parking and the grounds surrounding the apartment are larger than most, with maintained lawns, and a courtyard which is not overlooked.

Positioned in the centre of Rode Heath. Located not too far from Alsager and its many amenities, you can also find canal-side and country-walks nearby, a highly regarded primary school and a

number of village amenities within Rode Heath plus excellent transport links to neighbouring Sandbach and Congleton.

The property has incredibly versatile accommodation throughout and will suit a large range of buyers needs, we are sure that it won't be on the market for long!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE VESTIBULE 4' 6" x 4' 4" (1.37m x 1.32m):

HALLWAY : Door to:

LOUNGE 16' 1" x 15' 10" (4.90m x 4.82m): PVCu double glazed window to front aspect. A large reception room which allows plenty of space to suit a lounge/diner if desired. PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Low voltage downlighters. Double panel central heating radiator. Loft access via hatch. Doors to both bedrooms, bathroom and double doors into:

KITCHEN/DINER 15' 11" x 13' 6" (4.85m x 4.11m): PVCu double glazed window to rear aspect. Coving to ceiling. Low voltage downlighters. Range of custom professionally hand painted wall, base and drawer units with working surfaces over. Space and plumbing for washing machine. Integrated appliances to include CDA double oven, 4-ring electric hob and built-in extractor over. Stainless steel sink with drainer, fridge and freezer. Tiled flooring to the kitchen area. Wood style laminate to the dining area. 13 Amp power points. Double panel central heating radiator. PVCu door with double glazed insert opening to the rear gardens.

MASTER BEDROOM 12' 4" x 12' 1" (3.76m x 3.68m): A generous master bedroom boasting ample space for wardrobes. PVCu double glazed window to side and rear aspects. Low voltage



downlighters inset. Coving to ceiling. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 11' 0" x 10' 6" (3.35m x 3.20m): PVCu double glazed windows to rear aspect. Low voltage downlighters inset. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Fitted triple wardrobes. Cupboard housing pressurised hotwater cylinder and electric boiler.

BATHROOM 8' 2" x 5' 10" (2.49m x 1.78m): Low level W.C. and hand basin incorporated within fitted storage units and a panelled bath with mains fed shower and glass screen. Tiled walls. Tiled flooring. PVCu double glazed opaque glass window to side elevation. Low voltage downlighters inset.

Outside :

PARKING : Two designated car parking spaces plus additional visitors parking.

REAR : To the rear is a paved courtyard area, ideal for seating, shed storage and potted plants. There is also a maintained lawn that wraps around the side and leads to the front of the building. Hedgerow boundary with brick wall to one side having a wooden gate providing shared access.

TENURE : Leasehold. Length of lease is 999 years, with 978 years remaining. Start date: 24/6/2003. Ground rent: £50 per annum. Annual service charge: £2,027.40

SERVICES : Mains, electricity and drainage. Heating is via a source air heat pump.

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: ST7 3RT



Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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