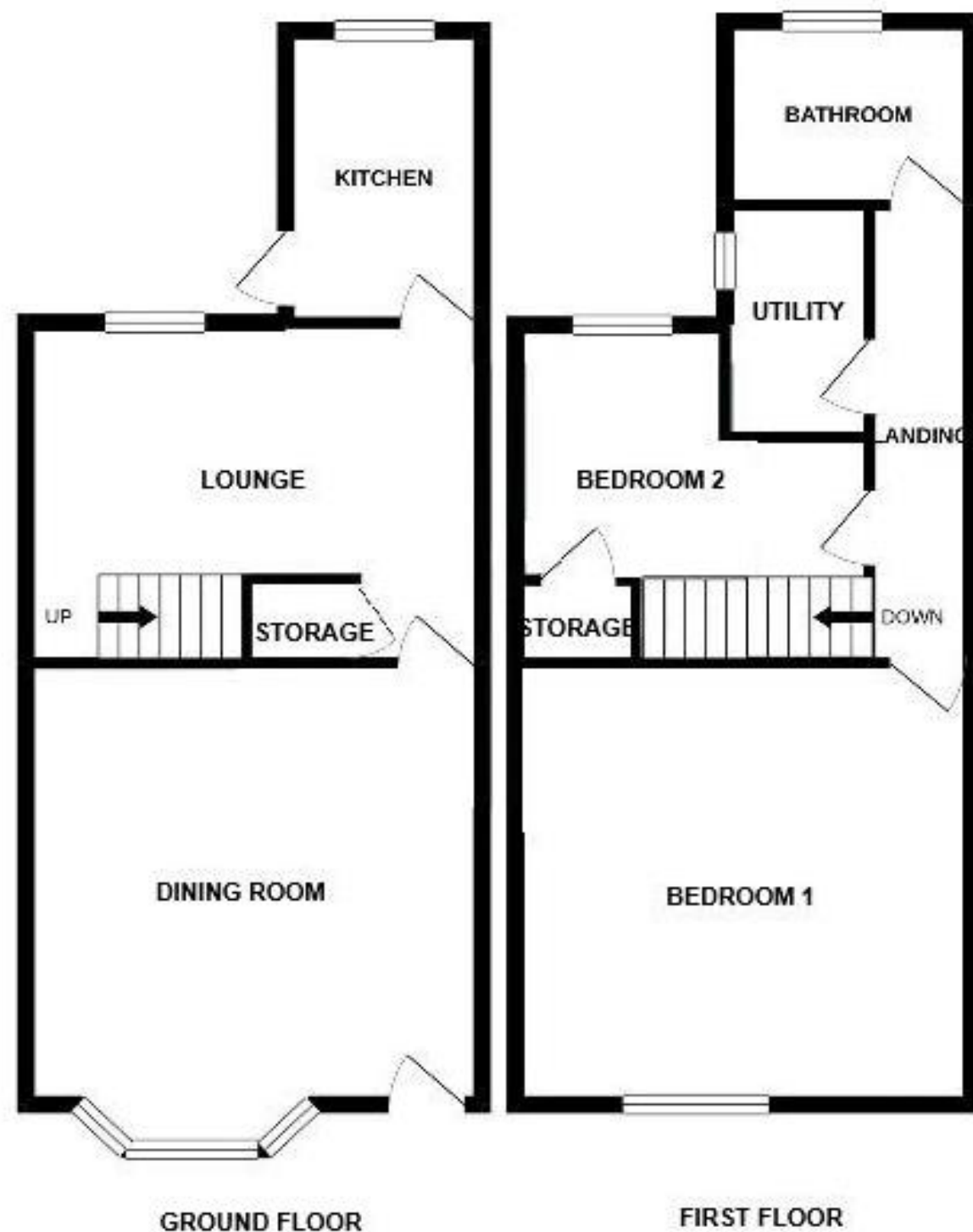


Timothy a brown



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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Timothy a brown

www.timothyabrown.co.uk

128 Sandbach Road,
Rode Heath, Stoke-On-Trent,
Staffordshire ST7 3RU

Selling Price: £179,000

- MODERNISED TWO BEDROOM TERRACE HOME
- TWO RECEPTION ROOMS
- CONTEMPORARY HI-GLOSS FITTED KITCHEN
- STYLISH BATHROOM SUITE
- USEFUL UTILITY ROOM
- COURTYARD GARDEN WITH ARTIFICIAL LAWN & SHED
- CAR PARKING SPACE AT REAR
- SITUATED IN THE SOUGHT AFTER SEMI-RURAL VILLAGE OF RODE HEATH

FOR SALE BY PRIVATE TREATY (Subject to contract)

This home is a must view as it has been totally transformed and modernised in the last four years and has the benefit of a utility room and dedicated car parking at the rear.

To the front it is set back off the road behind a low level wall to forecourt, with path leading to the replacement composite front door. On entry the property has the sought after and attractive bay window with built in seating incorporating storage, en-trend grey flooring throughout the ground floor, door to second reception with useful under stairs cupboard and squared off opening to fitted grey hi-gloss kitchen with contrasting marble effect surfaces and tiled splashbacks, incorporating ceramic hob with oven below and canopy extractor over, with door to rear courtyard garden with artificial grass, shed and gated access to rear car parking.

At first floor level the landing allows access to the main front bedroom, 'L'-Shaped second bedroom and then onto the the utility room with fitted base cupboards and appliance space, and finally there is a refitted white bathroom with 'P'-shaped bath with shower and glass screen over, W.C. and wash hand basin set in vanity unit, half tiled walls and heated towel radiator.



The property is set in Rode Heath village. 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 a short walking distance away, plus excellent transport links to neighbouring Sandbach and Congleton.

Get in touch to make that appointment to view this fully centrally heated and double glazed home.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

DINING ROOM / RECEPTION ROOM 12' 5" x 13' 8" (3.78m x 4.16m) into bay : Double glazed bay window to front aspect having built in seat with concealed storage beneath. Central heating radiator. Grey laminate flooring.

LOUNGE / RECEPTION ROOM 12' 5" x 11' 2" (3.78m x 3.40m) : Double glazed window to rear aspect. Feature fireplace with space for electric fire. Fitted chimney breast shelving and cupboards. Under stairs storage cupboard. Central heating radiator. 13 Amp power points. Grey laminate flooring.

KITCHEN 8' 8" x 7' 5" (2.64m x 2.26m) : Double glazed window to rear aspect. Fitted with a range of modern grey hi-gloss eye level and base units with marble effect preparation surfaces have stainless steel 1.5 bowl sink unit inset with mixer tap. Ceramic hob with oven below and canopy extractor above. Integrated dishwasher. Central heating radiator. 13 Amp power points. Grey laminate flooring. Double glazed door to courtyard garden.



First Floor :

LANDING : 13 Amp power points. Doors to all rooms.

BEDROOM 1 FRONT 11' 2" x 11' 2" (3.40m x 3.40m) : Double glazed window to front aspect. Central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 7" x 11' 2" max (2.92m x 3.40m max) 3' 11" min (1.19m min) : Double glazed window to rear aspect. Central heating radiator. 13 Amp power points. Over stairs storage with loft access.

UTILITY 7' 4" x 4' 6" (2.23m x 1.37m) : Double glazed window to side aspect. Fitted with base units and preparation surfaces having stainless steel sink unit inset. Space and plumbing for washing machine and tumble dryer. Tiled splashbacks.

BATHROOM 7' 1" x 5' 5" (2.16m x 1.65m) : Double glazed window to rear aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit and 'P'-shaped bath with over head shower and glass screen over. Half tiled walls. Black centrally heated towel radiator. Laminate flooring.

Outside :

FRONT : Set back off the road with gate and forecourt.

REAR : Courtyard with artificial grass and flagging. Shed. Gated access to a space for off road parking.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains service are connected (although not tested).

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



TAX BAND: B

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV ST7 3RU

EPC RATING 'D':

Energy performance certificate (EPC)

126 SANDBACH ROAD
RODE HEATH
ST7 3RU

Energy rating

D

Valid until:

18 February 2031

Certificate number:

0330-2501-5020-2999-7315

Property type

Mid-terrace house

Total floor area

73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Passionate about property