



JASON SIMMONS POWERED BY **exp**™ **UK**

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# Filter Bed Way, Sandbach

Offers Over £270,000

3 2 1





Quote Ref: JS0070. A WELL PRESENTED THREE BEDROOM three-storey semi-detached home in Sandbach. Located on the popular Junction 17 Estate with great access to Sandbach and the M6 motorway. To the ground floor, briefly comprising; entrance hallway, DOWNSTAIRS TOILET, large lounge with dining area and doors to rear garden and a MODERN FITTED KITCHEN. To the first floor are two double bedrooms and the family bathroom. Then finally, to the second floor is the MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE shower room. Also, having driveway parking for two vehicles, AN ENCLOSED REAR GARDEN, central heating throughout and double glazing.

## GROUND FLOOR

**Entrance Hallway** - UPVC composite front door, stairs to first floor, radiator, ceiling light point and doors leading to lounge, kitchen and downstairs toilet.

**Downstairs Toilet** - Low flush toilet, wash hand basin, UPVC double glazed frosted window to front elevation and a ceiling light point.

**Lounge (6.05m x 4.03m)** - Having UPVC double glazed double doors and window to rear elevation, radiator, television point, ceiling light point and open plan to:

**Dining Area** - UPVC double glazed window to side elevation, under-stairs storage cupboard, radiator and a ceiling light point.

**Kitchen (3.98m x 2.01m)** - Having a range of matching wall, drawer and base units with feature tiled splash-backs, integrated gas hob with extractor hood over, integrated electric oven, integrated fridge-freezer, integrated dishwasher, space and plumbing for washing machine, UPVC double glazed window to front elevation, radiator and a ceiling light point.





TOTAL FLOOR AREA: 1221 sq ft (113.0 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, cupboards and other fittings are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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- Three bedroom end-townhouse
- Well presented fitted kitchen
- Master bedroom with dressing room & En-suite
- Well presented family bathroom
- Great access to M6 motorway & Sandbach town centre
- Large lounge with doors to rear garden
- Downstairs Toilet
- Two further double bedrooms
- Driveway parking for two vehicles
- Quote Ref: JS0070



42624, 9:28 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

|                                     |                         |  |
|-------------------------------------|-------------------------|--|
| 21, The Dowlley, Sandbach, CH11 4AZ | Energy rating: <b>B</b> | Issue date: 24 September 2021          |
|                                     |                         | Contact name: 0169-2666-7327-6462-2984 |

Property type: End terrace house  
 Total floor area: 110 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 on letting properties with energy ratings from A to E](#).

#### Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 93 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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 will likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/2816-2040-7221-5845-2094>

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