



JASON SIMMONS POWERED BY **exp** <sup>TM</sup> UK

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## Filter Bed Way, Sandbach

£325,000

3 2 1

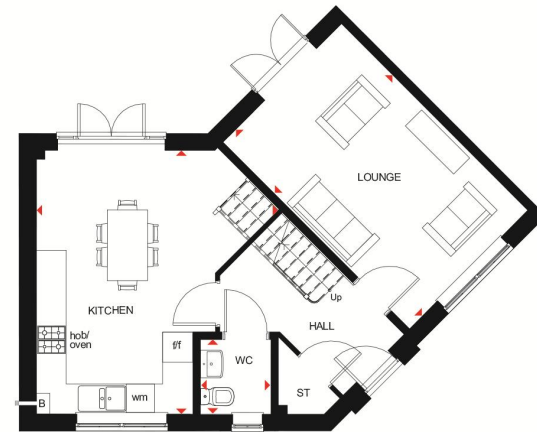
- Modern detached family home
- Large lounge with double doors to rear garden
- Modern fitted kitchen with dining area
- Master bedroom with En-suite and fitted wardrobes
- Good sized second and third bedrooms
- Well presented family bathroom
- Driveway parking
- Converted garage (ideal for play room, gym or office)
- Great access to M6 motorway and further afield
- Quote Ref: JS0070



Quote Ref: JS0070. A MODERN THREE BEDROOM DETACHED HOME with great access to Sandbach town centre and the M6 motorway. To the ground floor comprising briefly; entrance hallway, DOWNSTAIRS TOILET, lounge with double doors to rear garden and MODERN DINING KITCHEN with integrated appliances. To the first floor is the landing, MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE, two further good-sized bedrooms and a MODERN BATHROOM. Also, having driveway parking leading to converted garage (IDEAL FOR OFFICE / GYM / PLAYROOM), double glazing, central heating throughout and an enclosed rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.







4/16/2024 4:04 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

To: <b>Chas Beeley</b> SWANSEA SA1 1AB	<b>Energy rating</b> <b>B</b>	Valid until: <b>02 May 2028</b> Certificate number: <b>0076-2012-7386-6888-2014</b>
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**Property type**: Detached house  
**Total floor area**: 101 square metres

#### Rules on letting this property

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

You can view [guidance for landlords on the regulations and exemptions](#) [here](#) and [view the full energy efficiency rating](#) [here](#).

#### Energy rating and score

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

[Click here to view this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/2012-2014-7386-6888-2014>

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