



JASON SIMMONS **exp**™ UK

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Fairfield Avenue, Sandbach, CW11

£230,000

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- Three bedroom property close to Sandbach town centre
- Lounge with feature fireplace and wood-burner
- Three double bedrooms
- Double glazing & Central heating throughout
- Good-sized & enclosed rear garden
- NO ONWARD CHAIN
- Well presented dining kitchen
- Well presented family bathroom
- Driveway parking for several vehicles
- Quote Ref: JS0070



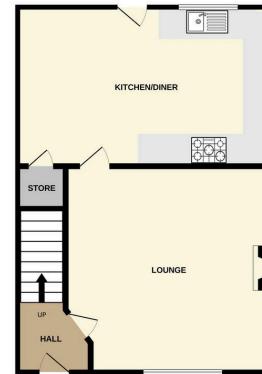
Quote Ref: JS0070. Offered with NO ONWARD CHAIN, this well-presented three bedroom home is ideally located in Sandbach, offering excellent access to the town centre and its range of local shops and amenities. The accommodation briefly comprises an entrance hallway, a comfortable lounge featuring a character fireplace, and a spacious dining kitchen ideal for everyday family living. To the first floor are three generous double bedrooms and a well-presented family bathroom. Externally, the property benefits from driveway parking and a good-sized, enclosed rear garden, perfect for outdoor entertaining. Further highlights include double glazing and gas central heating throughout. An excellent opportunity for first-time buyers, families, or investors alike—early viewing is highly recommended.





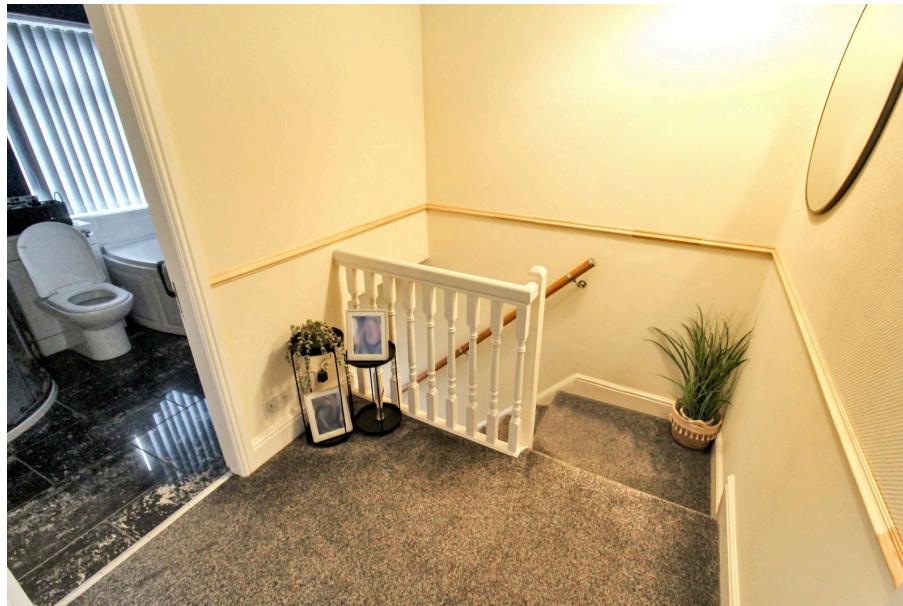
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for illustrative purposes only and should not be relied upon by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
20 Fairfield Avenue E3 5AS CW11 4BW	Energy rating: C
	Valid until: 28 May 2024
	Certificate number: 2831-1675-4710-7437
Property type: Mid-terrace house	
Total floor area: 75 square metres	

Rules on letting this property

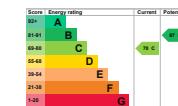
Properties can be let if they have an energy rating from A to E.

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 C. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2831-1675-4710-1016-7437?unit=house>

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