

Lewis  
King



91 Third Avenue, Sandbach, CW11 4PG

**£1,195 Per month**



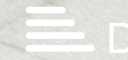
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# 91 Third Avenue

Sandbach, CW11 4PG

- 3 Bed Semi-Detached House
- Open Plan Kitchen Dining Living Space
- Stylish Bathroom With Shower Cubicle
- Large Garden Space Recently Updated
- Offered Unfurnished, Furnished or Part Furnished
- 3 Double Bedrooms
- Modern Lounge
- Utility Room And WC
- Wide Driveway With Ample Parking
- Council Tax Band B

Lewis King are delighted to bring onto the market this wonderful modern home on Third Avenue, a stone's throw from Sandbach town centre, Available Mid - October!

Situated on a large corner plot, along with being of generous size inside you also benefit with extra space outside. Internally the property is finished to a high standard with plenty of impressive features throughout the house. You enter through the front door into the Entrance Hall with under stairs storage. From the Entrance Hall will lead you into the Lounge and into the open plan Kitchen/Diner living space. The Kitchen matches the rest of the property with stylish units and worktops. The Kitchen has integrated Fridge, Dishwasher, Electric Oven, Microwave, and Induction Hob. Located in the centre of the room is an Island with seating either side. From the Kitchen is a Useful Utility Area and WC. To the first floor is a staircase leading to a bright split-level landing area, and from the landing you will find 3 double Bedrooms and Bathroom including a separate walk-in shower.

Externally the property benefits from a wide driveway providing ample off road parking space. There is a lawned garden to the front and generous garden space to the rear with a south facing aspect. The back garden has just gone through a stunning refurbishment, where you will find a new decking, astro turf, fencing and summer house providing a nice relaxing area to enjoy the warmer months.

Internal inspection is essential to fully appreciate this property's many attributes and early viewing is recommended to avoid disappointment.



## Entrance Hall

## Lounge

11'10" x 10'5" (3.61m x 3.18m)

## Kitchen/Diner

21'3" x 13'11" (6.48m x 4.24m)

## Utility Room

9'8" x 5'6" (2.95m x 1.68m)

## WC

## Stairs & Landing

## Bedroom One

11'9" x 11'8" (3.58m x 3.56m)

## Bedroom Two

11'10" x 10'5" (3.61m x 3.18m)

## Bedroom Three

8'11" x 8'3" (2.72m x 2.51m)

## Bathroom

8'10" x 5'8" (2.7 x 1.74)





Directions

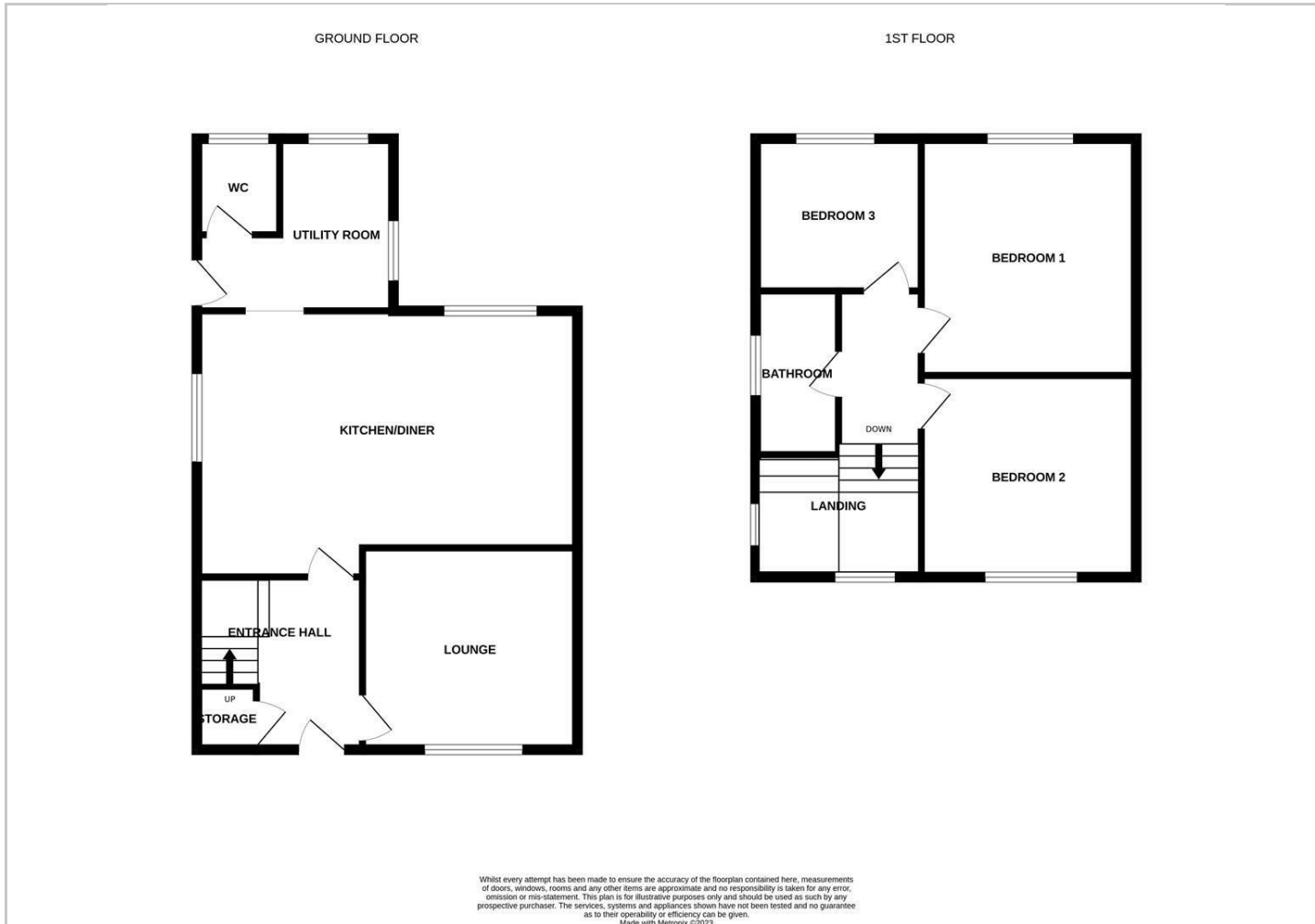




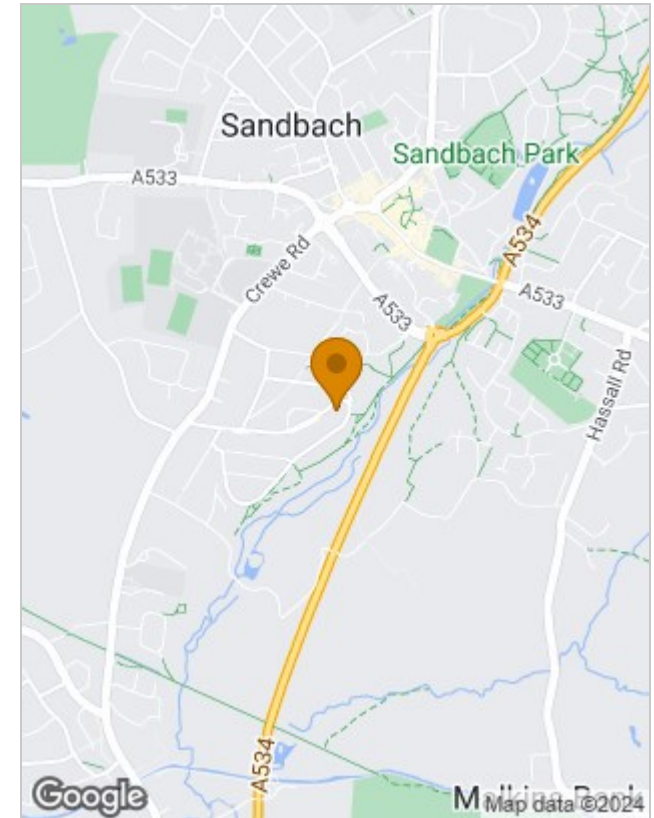
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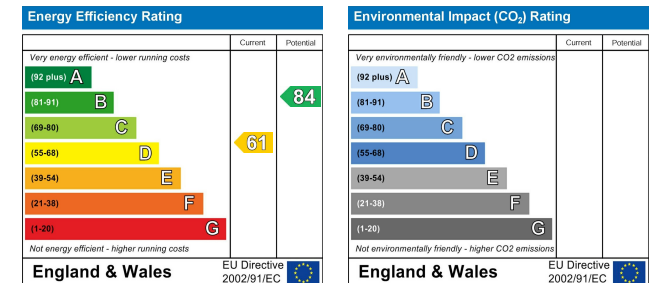
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.