

Lewis  
King

Mill Row, Sandbach, CW11 1JX

**Offers over £160,000**







# Mill Row

## Sandbach, CW11 1JX

- No Onward Chain
- Superb Location
- Two Bedrooms
- Low Maintenance Garden
- Freehold Home
- Spacious and Versatile Accommodation
- 5 Minute Walk to Sandbach Town Centre
- Two Reception Rooms
- Council Tax Band B

**\*NO ONWARD CHAIN\***  
This deceptively spacious and well cared for home is perfect for first-time buyers and investors alike looking to take advantage of a superb location just a few minutes' walk away from Sandbach Town Centre! Boasting two large bedrooms, two separate reception rooms, and a modern kitchen and bathroom, this home offers spacious and versatile accommodation and early viewing comes highly recommended to appreciate the size of the accommodation on offer in addition to the excellent location.

Accessed on the ground floor via a living room with feature fireplace, you will then walk through into a second larger living room with stairs off which lead to the first-floor rooms. At the rear of the property there is a modern galley style kitchen with plenty of room for appliances, followed by a small rear porch and a three-piece suite bathroom.

On the first floor the master bedroom is found to the rear of the property and is a huge space with enough room for the largest of beds plus additional furniture, while the second bedroom is found to the front elevation and is also a sizeable room.

Externally there is a low maintenance and peaceful courtyard garden setting, perfect for enjoying a BBQ in the summer sunshine. At the front there is on-street parking for this row of homes as well.

To arrange a viewing or for more information then please contact Lewis King Estate Agents at your earliest convenience!

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Ground Floor	
Front Room	9'10" x 13'9" (3 x 4.2)
Living Room	12'1" x 11'5" (3.7 x 3.5)
Kitchen	6'6" x 12'1" (2 x 3.7)
Bathroom	5'6" x 5'2" (1.7 x 1.6)
First Floor	
Bedroom One	12'1" x 11'5" (3.7 x 3.5)
Bedroom Two	9'10" x 13'9" (3 x 4.2)





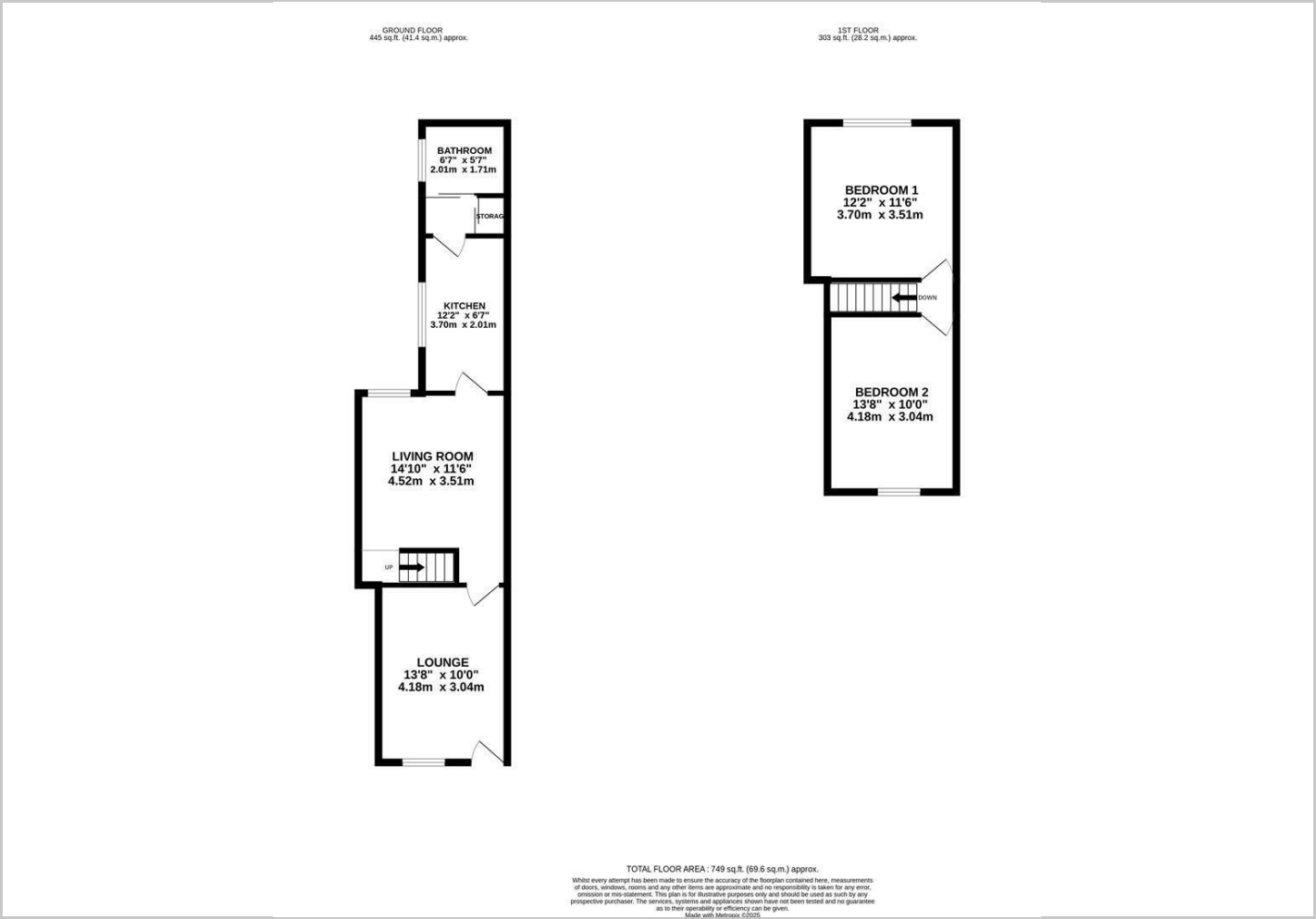
## Directions







Floor Plans

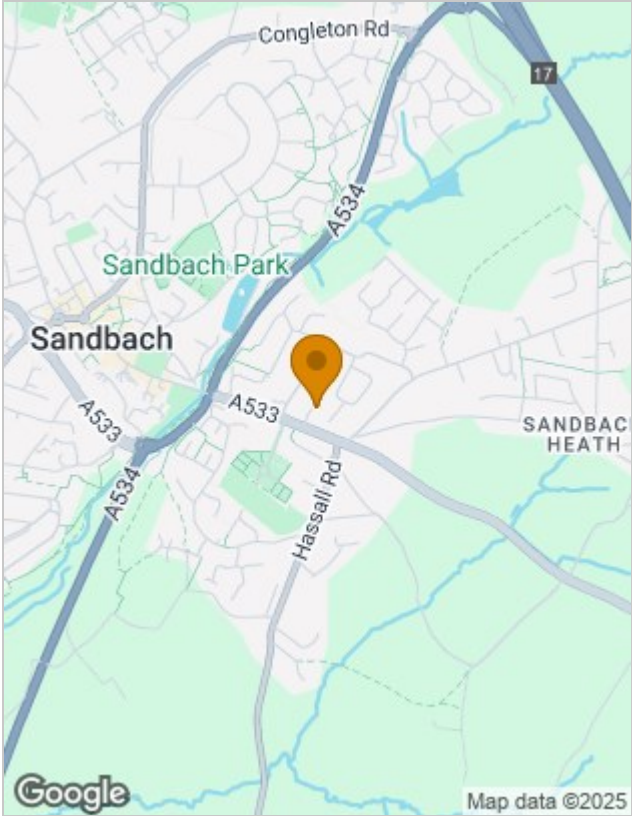


Viewing

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.

Location Map



Energy Performance Graph

