



## 20 Furnival Street, Sandbach, CW11 1DJ Offers In The Region Of £145,000

NO ONWARD CHAIN & GREAT TOWN CENTRE LOCATION - Take a few minutes to enjoy our guided video of this superb opportunity and both it's potential & proximity to Sandbach Town Centre!

Internal inspection will reveal well-planned accommodation across both floors and we are sure that this property will suit a wide range of buyers, especially those first time buyers out there looking to get on the property ladder and both add value & place their mark on a property!

Accompanying the home are a number of features to note, some of which include: double glazing throughout, gas central heating and a large open plan-lounge diner. The kitchen has been refitted in more recent years with contemporary units and contrasting wooden style working surfaces plus access to the rear and the downstairs bathroom.

Externally, the property has an easy to maintain rear yard with artificial lawned area and a garden store.

Great shops and amenities that Sandbach has to offer are within easy reach and brilliant schools such as the highly regarded 'Offley Primary' are also within walking distance!

So don't delay, view our tour, floorplan and photos, then call the experts here at Chris Hamriding Estate Agents to find out more and book yourself that all-important viewing!

## **Accommodation**

**Lounge Area 11'6" x 11'6" (3.53 x 3.51)**

**Dining Room 11'10" x 11'6" (3.62 x 3.51)**

**Kitchen 8'7" x 6'3" (2.63 x 1.92)**

## **Bathroom**

## **First Floor Landing**

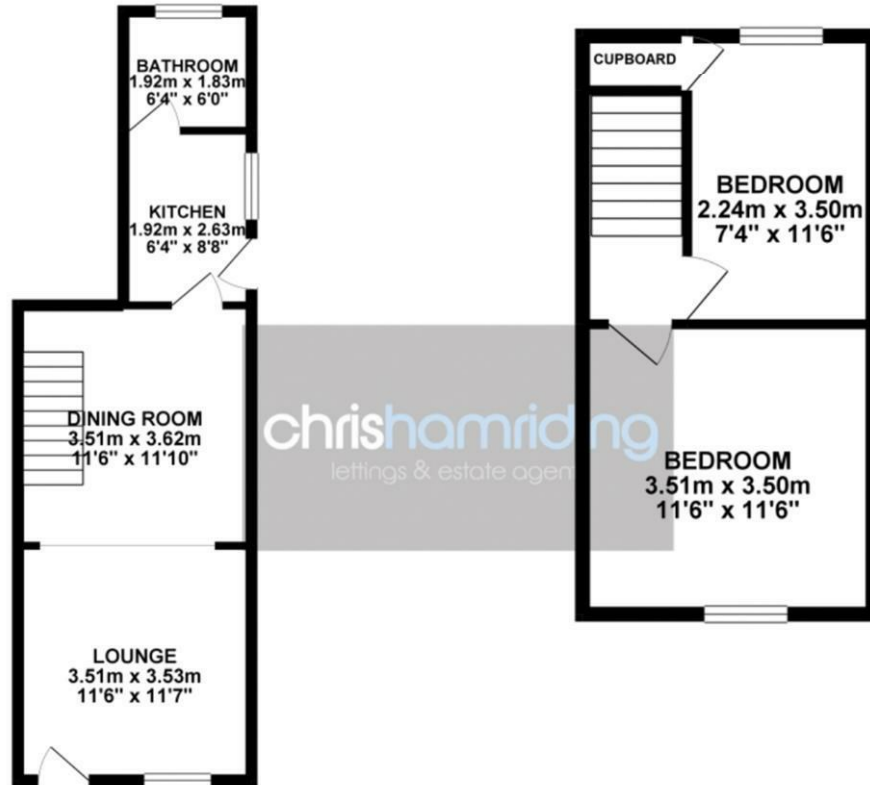
**Bedroom One 11'6" x 11'5" (3.51 x 3.50)**

**Bedroom Two 11'5" x 7'4" (3.50 x 2.24)**

## Floor Plan

GROUND FLOOR 33.64 sq. m.  
( 362.08 sq. ft. )

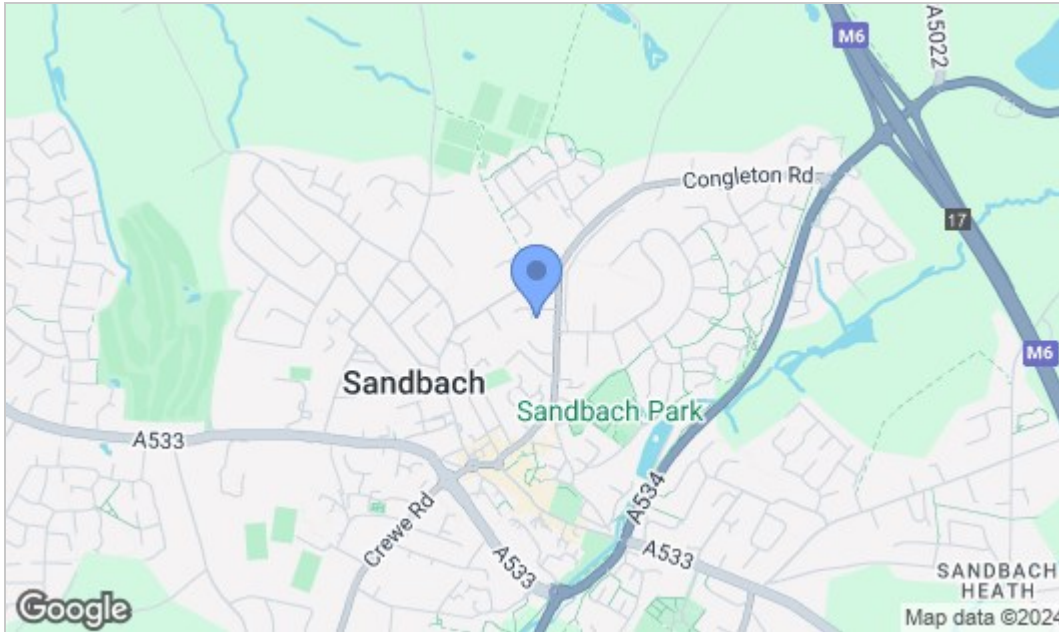
1ST FLOOR 24.55 sq. m.  
( 264.24 sq. ft. )



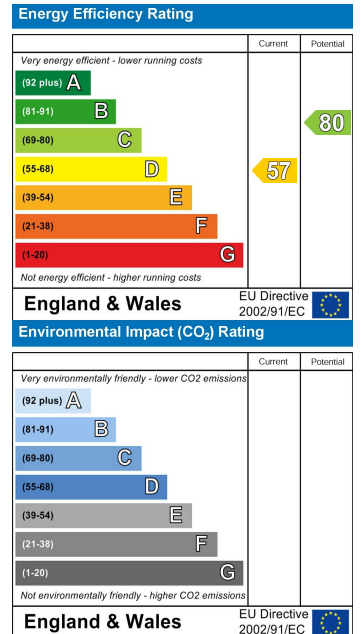
TOTAL FLOOR AREA : 58.19 sq. m. ( 626.33 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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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## Area Map



## Energy Efficiency Graph



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