



158 Middlewich Road
Sandbach

£2,200 PCM



STEPHENSON BROWNE

158 Middlewich Road, Sandbach CW11 1FH

£2,200 PCM

This superbly appointed four bedroom home is available from 15th July. Refurbished throughout to provide a classical and spacious home with a large plot too. Entrance hall, lounge, family room/kitchen, study, utility and cloakroom. Four generous bedrooms, en suite family bathroom and additional. Garage. Large driveway to entrance and spacious rear garden. No pets.

Important Notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. The tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

ENTRANCE HALL

Amtico style flooring, stairs to the first floor, Large walk in storage room, access to Kitchen, lounge and study.

KITCHEN/FAMILY ROOM

19'4" x 18'10" (5.90 x 5.73)

A fabulous room with one full wall of sliding patio doors. Amtico style flooring, comprehensive range of base and eye level units with central island. Integrated dishwasher, gas hob and double oven. Further appliance space

UTILITY ROOM

12'5" x 11'2" (3.79 x 3.41)

L shaped and fitted with a range of base units and larder style unit, appliance space and sink unit. Door to rear.

CLOAKROOM

Window to the side elevation, Low level wc and Pedestal wash hand basin with tiled splash backs.

STUDY

10'8" x 8'3" (3.26 x 2.51)

Window to the rear elevation, Amtico style flooring.

LOUNGE

15'11" x 13'1" (4.86 x 3.98)

Dual aspect windows to the front and side elevation. Sliding patio doors to the rear.

LANDING

Two windows to the front elevation, cupboard housing gas fired central heating boiler

MASTER BEDROOM

15'11" maxm x 13'1" maxm (4.86 maxm x 3.99 maxm)

Window to the front.

ENSUITE

Comprising a white suite of double width shower cubicle, vanity wash hand basin and low level wc, Tiled splash back areas.

Dual aspect windows.

BEDROOM THREE

11'11" x 8'0" (3.62 x 2.44)

Window to the front elevation

BEDROOM FOUR

11'7" x 8'4" (3.53 x 2.55)

Window to the rear elevation

BATHROOM

Beautifully presented with a stand alone bath tub, pedestal wash hand basin, low level wc and shower cubicle.

FIRST FLOOR CLOAKROOM

Low level wc and pedestal wash hand basin

GARAGE

Power and light

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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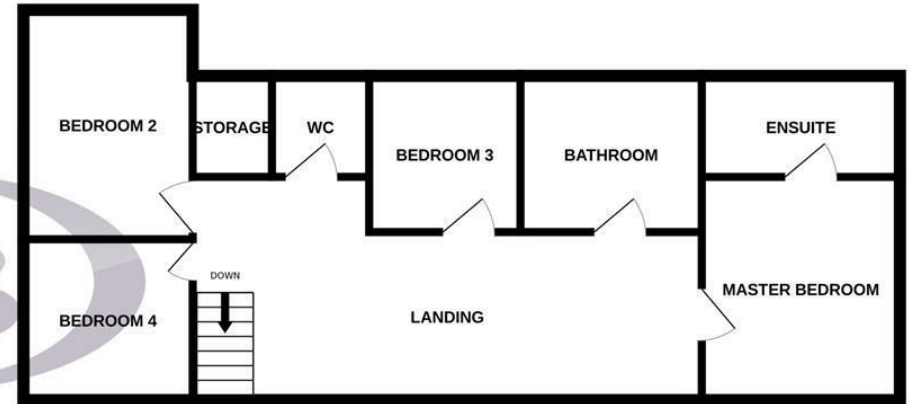
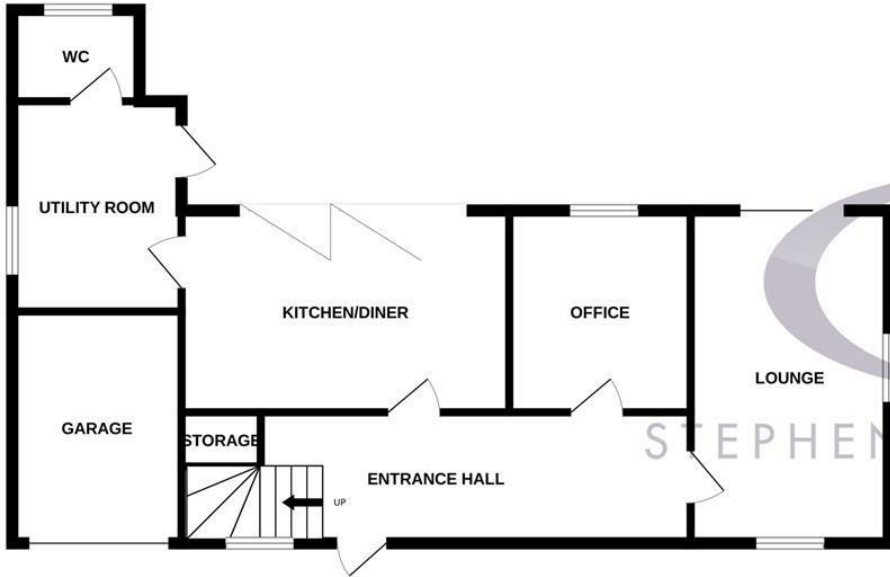






GROUND FLOOR

1ST FLOOR



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