



3 Holly Blue Road  
Cheshire

**£1,200 PCM**



STEPHENSON BROWNE



3 Holly Blue Road, Cheshire CW11 4AF

£1,200 PCM

A superbly appointed and fully furnished three bedroom semi detached house with garage and driveway. This ex show home is fully appointed to the highest standard with kitchen and integrated appliances within close proximity to Sandbach town centre and the M6. Enclosed rear garden. Council tax C.

#### Important Notice

Whilst we endeavour 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. With the exception of shared accommodation, 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

Stairs to the first floor, built in storage cupboard, cloakroom with WC

#### BREAKFAST KITCHEN

12'0" x 8'0" (3.65 x 2.44)

Window to the front elevation, fitted with a range of gloss fronted base and eye level units incorporating a ceramic hob and oven beneath and extractor hood. Integrated fridge freezer, dishwasher and washer dryer.

#### LOUNGE/DINER

15'0" max x 14'5" (4.56 max x 4.39)

French doors opening on to the rear garden, understairs storage cupboard and two radiators

#### CLAOKROOM

Low level wc and wash hand basin. Two mirrored walls .

#### LANDING

Built in storage cupboard and loft hatch.

#### MASTER SUITE

11'10" x 7'9" (3.60 x 2.37)

Window to the rear elevation, fitted wardrobes. radiator

#### ENSUITE

Comprising Low level wc, enclosed shower cubicle and pedestal wash hand basin

#### BEDROOM TWO

8'6" x 8'3" (2.58 x 2.51)

Window to the front elevation, radiator, fitted mirror fronted wardrobe.

#### BEDROOM THREE

8'10" x 6'3" (2.69 x 1.90)

Window to rear, radiator, bulkit in wardrobe.

#### BATHROOM

Window to the front. Panelled bath, pedestal wash hand basin, low level wc.

**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.

36 High Street, Sandbach, Cheshire, CW11 1AN Tel: 01270 763200 opt

2

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64









