



59a High Street
Sandbach

£1,200 PCM



STEPHENSON BROWNE

59a High Street, Sandbach CW11 1AL

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A truly delightful un-furnished property nestled within Sandbach Town Centre, benefitting from a private garden and parking. Viewing is essential to appreciate the style and quality of this superb home. The kitchen boasts an Aga, large sitting room, utility, 2 bedrooms and shower room. Two allocated car parking spaces. Council tax A. Sorry not cats or dogs

HALL WAY

Tiled floor and stairs leading to the first floor access to kitchen, sitting room and utility room.

KITCHEN/BREAKFAST ROOM

12'5" x 10'5" (3.79 x 3.17)

Beautifully presented with off white base units incorporating a stone Belfast sink and integrated dishwasher and feature white AGA. Granite work top surfaces, tiled flooring,

UTILITY ROOM

13'5" m x 4'9" (4.10 m x 1.45)

Comprehensively fitted with matching units incorporating integrated washing machine, ceramic hob with oven beneath and full length integrated fridge. Feature granite work surfaces and Belfast sink. Ample storage cupboards

SITTING ROOM

18'7" x 13'5" (5.66 x 4.09)

A light room with dual aspect windows, polished timber flooring, feature wood burning stove sitting on a polished slate hearth. Walkin storage cupboard and access to cloakroom/wet room with electric shower wc and wash hand basin.

MASTER BEDROOM

13'11" x 13'5" (4.23 x 4.08)

A spectacular room with feature Roll Top bath and

fireplace. Dual aspect windows. Freestanding triple wardrobe with mirror.

BEDROOM TWO

13'3" x 5'3" min 7'1" maxm (4.03 x 1.61 min 2.17 maxm)

Single bedroom with built in storage cupboard and additional freestanding double wardrobe.

SHOWER ROOM

Beautifully finished room with walk in shower, vanity wash hand basin and wc. Tiled flooring and feature wall lights.

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. 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.

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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2

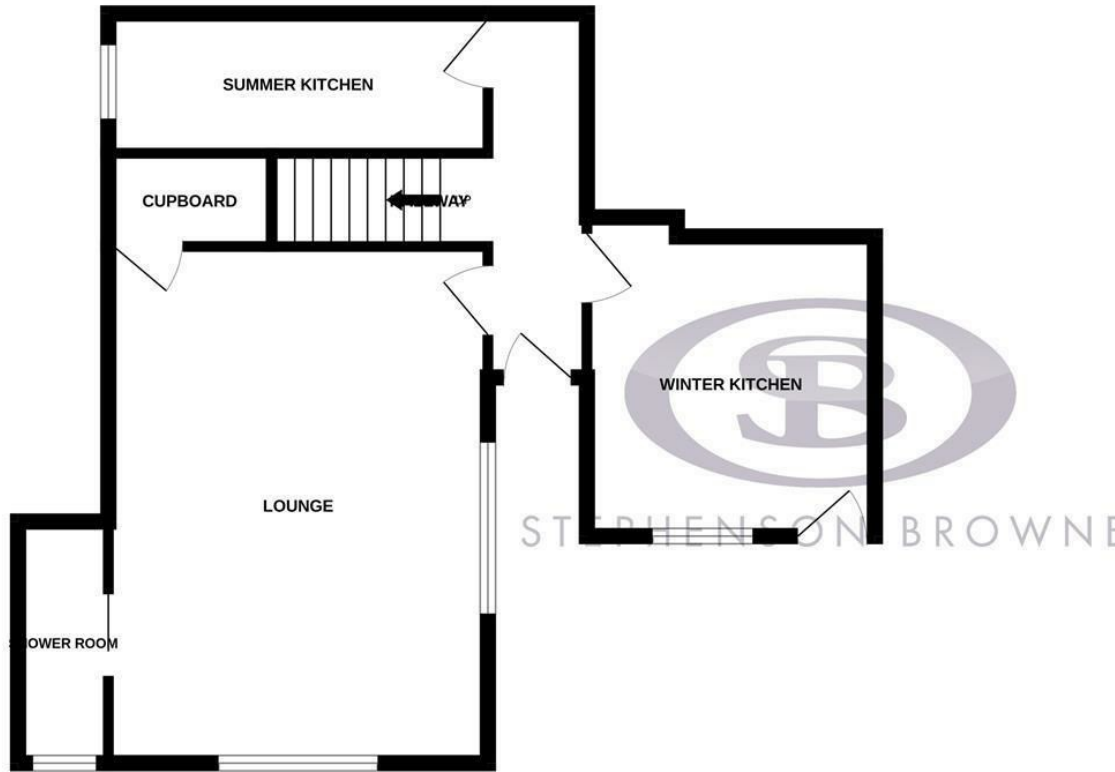
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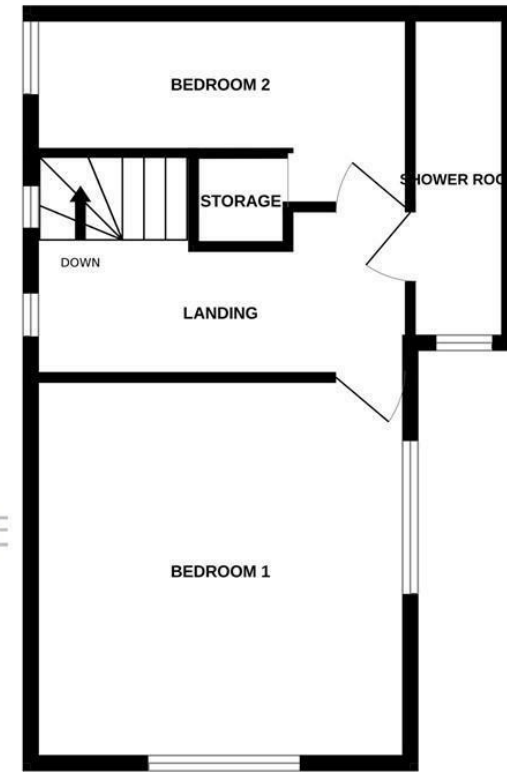




GROUND FLOOR



1ST FLOOR



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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