



7 Sandy Lane  
Sandbach

**£1,150 PCM**



STEPHENSON BROWNE

## 7 Sandy Lane, Sandbach CW11 3NL

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Available from early October. Located in a cul-de-sac of Sandy Lane, Ettiley Heath, Sandbach, this charming semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Pets are also considered for this property.

As you enter, you are greeted by a welcoming lobby that leads into a spacious lounge, providing a warm and inviting atmosphere. The dining room flows seamlessly from the lounge, creating an ideal setting for family meals and gatherings. The kitchen is equipped with an integral cooker and hob, making it a practical space for culinary enthusiasts.

The property boasts two bathrooms, including an en-suite, ensuring convenience for all residents. The good-sized rear garden is a delightful outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, there is off-road parking available for two vehicles.

With uPVC double glazing throughout, this home is energy-efficient and comfortable year-round.

This property is ideally located, offering a peaceful retreat while still being within easy reach of local amenities and transport links. Viewing is essential to fully appreciate the charm and potential of this lovely home.



**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

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