



16 Woodpecker Close
Cheshire

£1,200 PCM



STEPHENSON BROWNE

16 Woodpecker Close, Cheshire CW11 3JU

£1,200 PCM

Located in the desirable Woodpecker Close, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. With easy access to Sandbach Railway Station, commuting and exploring the surrounding areas is a breeze.

Upon entering, you are welcomed by a spacious hallway that leads to a bright and inviting lounge, ideal for relaxation or entertaining guests. The ground floor also features a convenient cloakroom, ensuring practicality for family living. The heart of the home is undoubtedly the dining kitchen, which boasts French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor spaces. This area is perfect for family meals or hosting gatherings.

The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests. The master bedroom benefits from an en suite bathroom, offering a private retreat, while a family bathroom serves the other two bedrooms, ensuring comfort for all.

Additional features include a garage and parking for one vehicle, enhancing the property's appeal. Please note that this home is not suitable for pets.

With a council tax band of D, this property is not only a lovely home but also a practical choice for modern living. This delightful house in Sandbach is available from mid October, offering a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after location.

ENTRANCE HALL

LOUNGE

16'3" x 10'4" (4.95 x 3.15)

Window to the front elevation, radiator

INNER HALL

Stairs to the first floor, cloakroom

CLOAKROOM

Pedestal wash hand basin, low level wc

DINING KITCHEN

18'10" x 7'7" (5.74 x 2.31)

French doors and window to rear elevation, radiator.

Fitted with a range of white base and eye level units

and incorporating, integrated washing machine, dishwasher, fridge and freezer. Four ring gas hob with double oven beneath and extractor hood above.

LANDING

Built in storage cupboard, loft access.

MASTER BEDROOM

13'11" x 9'7" maxm (4.25 x 2.93 maxm)

Two windows to the front elevation, radiator

ENSUITE

Incorporating a double width shower cubicle, pedestal wash hand basin and low level wc

BEDROOM TWO

11'3" m x 8'9" (3.43 m x 2.66)

Window to the rear elevation and radiator

BEDROOM THREE

9'10" x 7'10" (3.00 x 2.39)

Window to the rear elevation, radiator

GARAGE

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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