



15 Coppenhall Way  
Sandbach

**£1,095 PCM**



STEPHENSON BROWNE

## 15 Coppenhall Way, Sandbach CW11 1JN

£1,095 PCM

Located in the heart of Sandbach, this modern three-bedroom semi-detached house on Coppenhall Way offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a spacious hallway that leads to a well-appointed cloakroom, ideal for guests. The inviting lounge provides a warm atmosphere for relaxation, while the dining kitchen is perfect for family meals and entertaining.

On the first floor, you will find two generously sized double bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascend to the second floor, where the master suite awaits, featuring an ensuite bathroom and a dressing room, providing a private retreat for the homeowner.

The property boasts a driveway, ensuring ample parking space, and an enclosed rear garden, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. With its prime location in the town centre, residents will benefit from easy access to local amenities, shops, and transport links.

This delightful home is an excellent opportunity for families or professionals seeking a modern living space in a vibrant community. Council tax band D. Don't miss the chance to make this charming property your new home in 2026.

### 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.

### HALLWAY

Access to lounge, dining kitchen and cloakroom. Stairs to the first floor.

### LOUNGE

13'4" x 9'7" (4.06 x 2.93)

Bay window to the front elevation.

### DINING KITCHEN

13'9" x 9'3" (4.18 x 2.82)

Window and French doors to the rear elevation.

Fitted with a modern kitchen and including washing machine, fridge freezer, four ring gas hob with oven beneath and extractor hood over.

### MASTER BEDROOM

13'10" x 10'6" (4.21 x 3.19)

Window to the front elevation, built in storage cupboard to the landing.

Dressing room with mirror fronted wardrobes

### ENSUITE

Veluxe style window, double width shower cubicle, wc and wash hand basin

### BEDROOM TWO

13'10" x 11'3" (4.21 x 3.43)

Two windows to the front elevation

### BEDROOM THREE

13'9" x 9'5" max 7'5" minm (4.20 x 2.86 max 2.25 minm)

Two windows to the rear elevation

### FAMILY BATHROOM

Comprising Paneled bath wash hand basin and wc. Built in storage cupboard.

**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



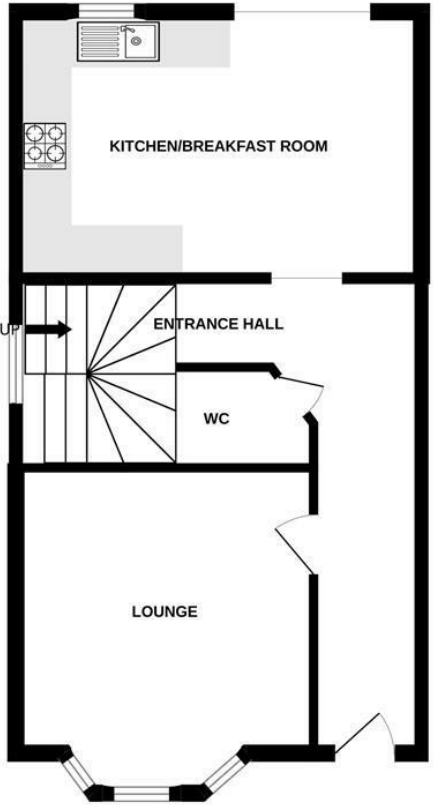








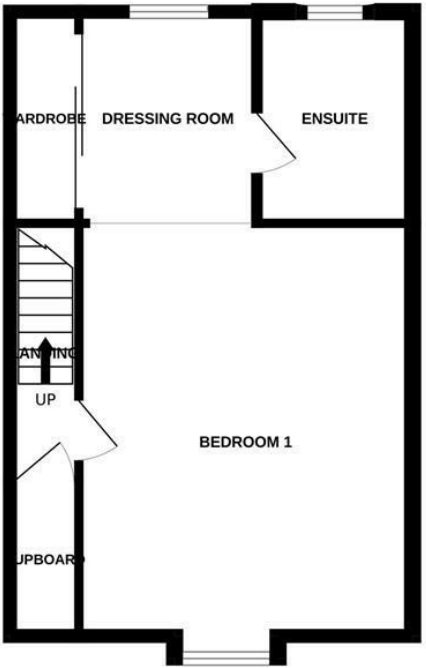
GROUND FLOOR



1ST FLOOR



2ND 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.  
Made with Metropix ©2023

