



20 Richardson Close  
Sandbach

£950



STEPHENSON BROWNE

**20 Richardson Close, Sandbach CW11 3GU**

**£950**

A charming semi-detached house in Elworth, recently renovated throughout, offering a modern and stylish interior, making it an ideal home for individuals or small families seeking comfort and convenience.

Upon entering, you will find a welcoming large lounge which faces onto the rear of the property providing a perfect space for relaxation. There is a newly fitted kitchen with dishwasher, which combines functionality with contemporary design, ensuring that cooking and dining are a pleasure. The property features two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. Modern Bathroom with shower over the bath. The newly laid carpets throughout the house add a touch of warmth and elegance, enhancing the overall appeal. Outside there is a private rear garden and patio, shed and driveway parking to the side of the property.

Situated in a quiet cul-de-sac, this property benefits from a serene environment while being located in a popular area of Sandbach. The neighborhood is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for those looking to settle in

### **IMPORTANT INFORMATION**

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore 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 the 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.

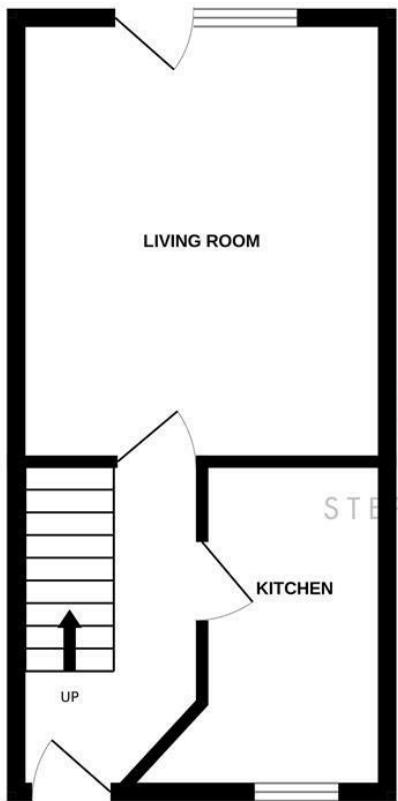
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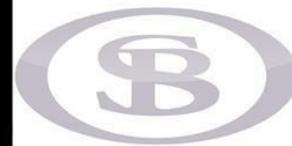
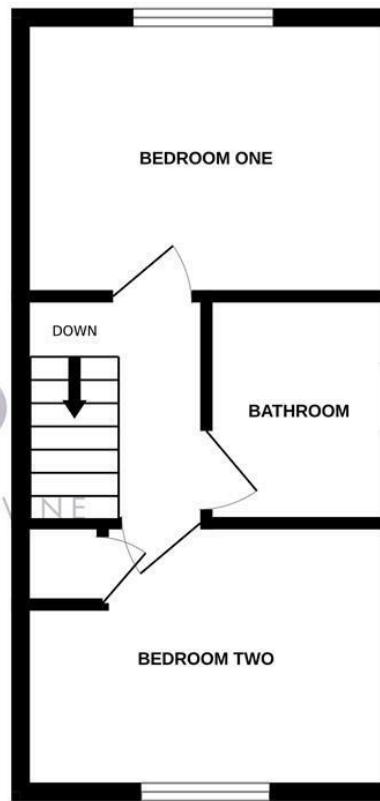




GROUND FLOOR



1ST FLOOR



STEPHENSON BROWNE

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 floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		89	72
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			