



26 Booth Avenue  
Sandbach

**£1,250**



STEPHENSON BROWNE

**26 Booth Avenue, Sandbach CW11 4JN**

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Nestled in the highly sought-after quiet area of Booth Avenue, Sandbach, this charming Four-bedroom semi-detached house is an ideal family home. The property boasts a large lounge with bay window plus a second reception room with patio doors to the garden. The good sized kitchen diner providing ample space for relaxation and entertaining guests.

The well-appointed layout includes a fourth room on the ground floor serving as a versatile space that can be used as an office or a 4th bedroom, catering to the needs of modern living. To the first floor there are three bedrooms and a family bathroom.

There is driveway parking for several cars and a well established garden, which offers a serene outdoor space for children to play, family gatherings, or simply enjoying a quiet moment in nature.

Available NOW.

### **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.

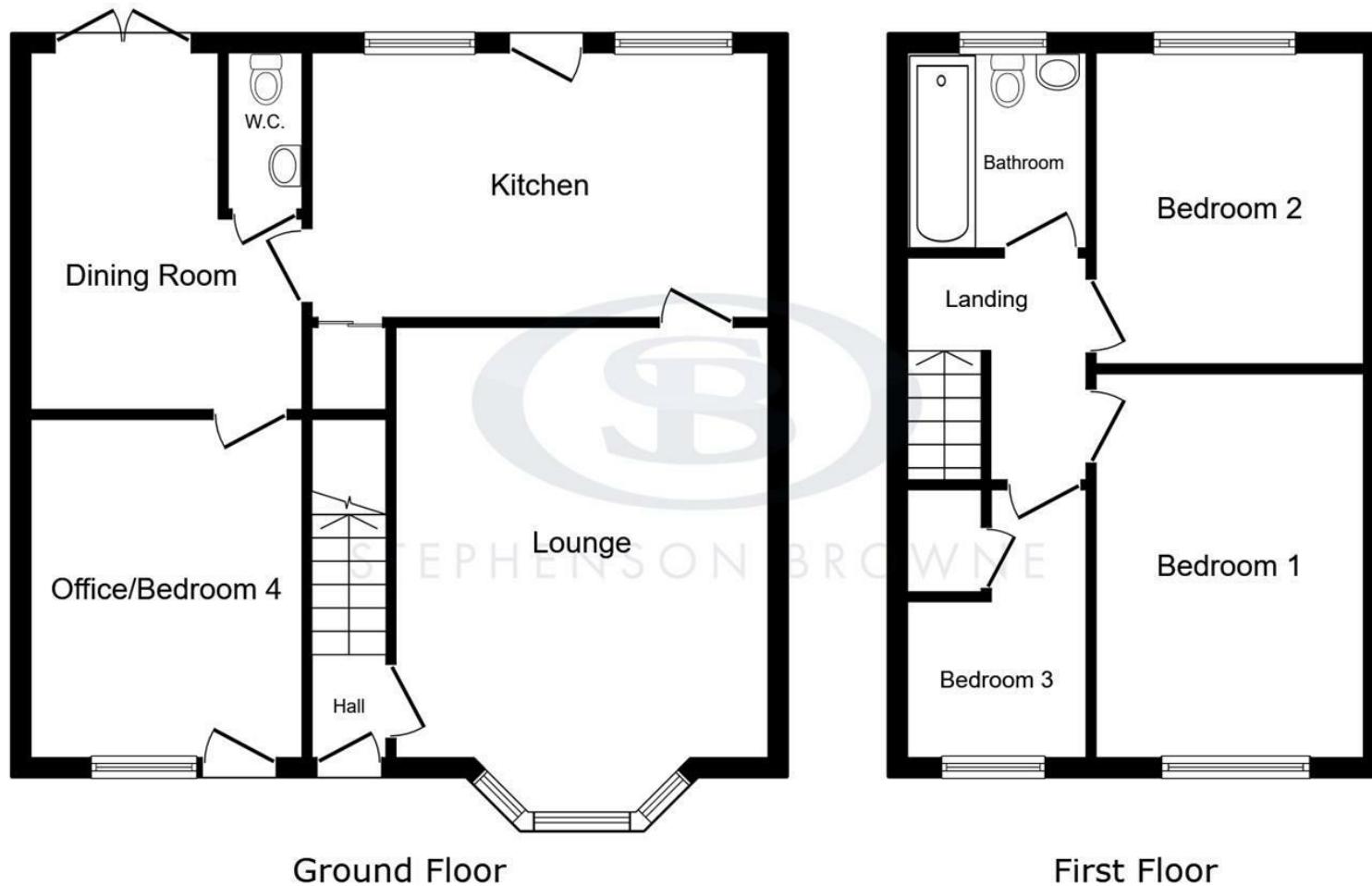
**NOT TO SCALE** These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

