



53 Booth Avenue
Sandbach

£1,350



STEPHENSON BROWNE

A delightful four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a spacious reception room with patio doors to the garden. The heart of the home is undoubtedly the kitchen diner with a range of fitted units which have been thoughtfully designed to cater to all your culinary needs while providing a warm and inviting space for family meals. There is a 2nd reception room ideal as an office or playroom and a useful separate utility area.

The property has been redecorated throughout. Upstairs there are 4 good sized bedrooms and a modern shower room adding a touch of luxury, providing a stylish and functional space for your daily routines.

One of the standout features of this home is the private enclosed established garden, offering a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues, cultivate a garden, or simply unwind in the fresh air, this garden provides the perfect setting. To the front here is ample parking for several cars and access to a useful shed.

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.

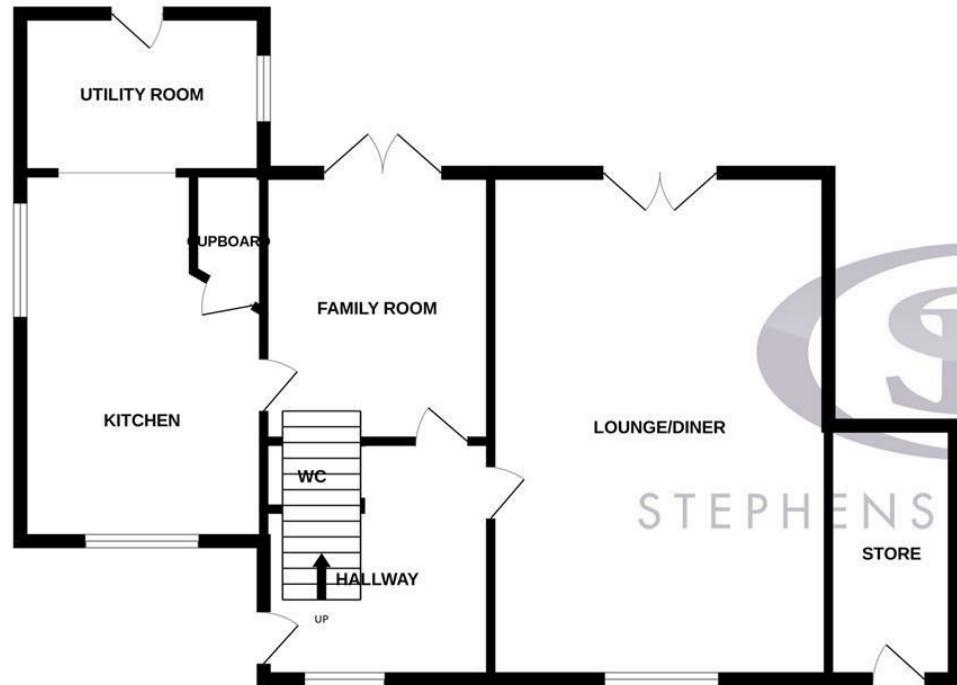
36 High Street, Sandbach, Cheshire, CW11 1AN Tel: 01270 763200 opt 2

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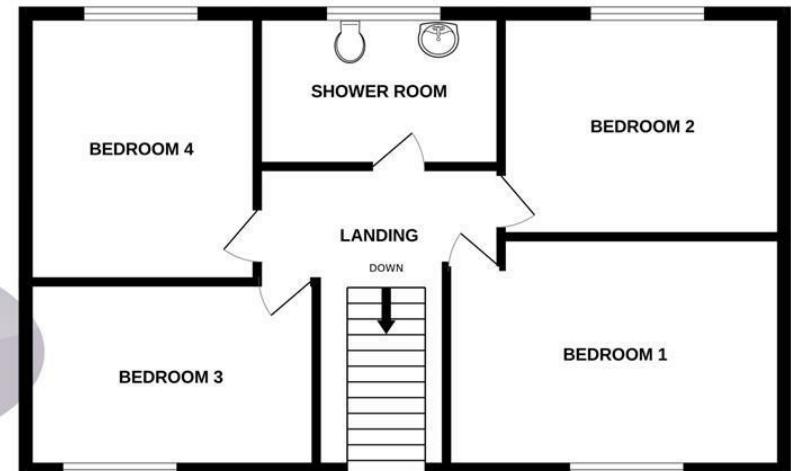




GROUND FLOOR



1ST FLOOR



SB
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 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.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			