



**GASCOIGNE  
HALMAN**

45 PALMER ROAD, SANDBACH

THE AREAS LEADING ESTATE AGENT

| £220,000

Within a short distance to Sandbach Town centre, two double bedrooms, kitchen diner, car port, enclosed rear garden and off road parking

Centrally located this home is ideal for first time buyers and investors.

To the ground floor there is an entrance hall giving access to the first floor and the living room, the focal point being the fireplace. Spacious kitchen diner with understairs storage and doors opening out to the enclosed garden.

To the first floor there are two double bedrooms both with built in storage and a family bathroom.

To the front of the property is plenty of off road parking with low maintenance gravel and a carport. The rear garden, being South Easterly facing benefits from patio areas, borders and a shed.

A freehold property which must be seen to be appreciated.

### LOCATION

Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten

minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Sandbach High School and Sixth Form College having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

### DIRECTIONS

CW11 4EZ - Palmer Road, Sandbach

### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire East Council Tax Band B

### ENERGY PERFORMANCE RATING

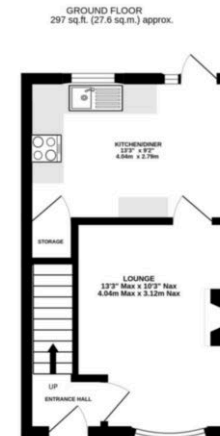
EPC Rating C

### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

### VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 598 sq. ft. (55.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### HOLMES CHAPEL OFFICE

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**GASCOIGNE  
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