



**GASCOIGNE  
HALMAN**

38 BRADWALL ROAD, SANDBACH

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THE AREAS LEADING ESTATE AGENT

| £250,000

Charming modern 3 bedroom mid terrace situated within easy walking distance of the centre in the historic market town of Sandbach.

### DESCRIPTION

Viewing is essential for this freehold property, built in 2015 and located within easy reach of Sandbach town centre, with allocated parking for 2 vehicles. The well presented accommodation comprises entrance hall with cloakroom wc, good size lounge and spacious kitchen diner. The kitchen incorporates built-in electric oven and hob and is fitted with a stylish range of cupboards and drawer units. There is also a large understairs cupboard for extra storage or could be a useful pantry cupboard. To the first floor the main bedroom has an en-suite shower. There are two further bedrooms and modern family bathroom.

The pleasant rear garden is mainly lawn with an attractive shrub border, patio area and garden shed. A gate at the bottom of the garden provides access to the parking area where there are two allocated spaces.

### DIRECTIONS

CW11 1GF - Bradwall Road, Sandbach

### 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.

### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire East, council tax band C

### ENERGY PERFORMANCE RATING

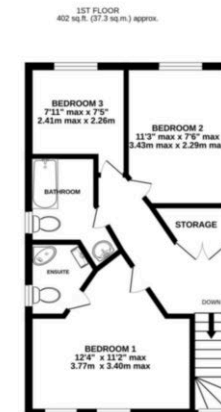
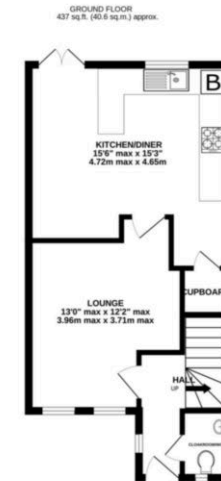
EPC rating C

### 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 : 839 sq ft. (77.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### HOLMES CHAPEL OFFICE

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**GASCOIGNE  
HALMAN**

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