

## 61 Middlewich Road Sandbach Cheshire CW11 1HU



Available with **no upward chain**, is this two-bedroom mid terrace property that is conveniently situated for the town centre and local facilities. The accommodation briefly comprises; lounge with stripped pine built in cupboards to either side of the chimney breast, fitted kitchen with feature glazed display cupboards. Stairs lead to the first floor where there are two bedrooms and family bathroom. There are stripped pine latch & brace doors, central heating and double-glazing throughout. To the rear of the property the garden could also be used for off road parking or as a garden area. **Competitively priced!**

### £135,000

### Entrance

Upvc double-glazed front door.

### Lounge 12' x 11'10"

Built in stripped pine cupboards to either side of the chimney breast, brick fireplace, double-glazed window to the front elevation, coving, and beam to the ceiling, two radiators.



### Kitchen 12'3" x 9'4"

Fitted with a range of wall, base, and drawer units with feature glazed display cupboards, inset stainless steel sink unit, built in oven & hob, coving to the ceiling, dado rail, double-glazed window, and door to the rear elevation. Inset downlighters, radiator, stairs to the first floor and under stair cupboard with light & plumbing for washing machine.



### Landing

Radiator, beam, and smoke detector.

### Bedroom One 12' x 12'

Double-glazed window to the front elevation, cast iron fireplace (décor only), radiator, two wall light points, and radiator.



### Bedroom Two 12'4" x 6'

Double-glazed window to the rear, beam, and radiator.

### Bathroom

Shaped bath with electric shower over, low level WC and wash hand basin, partially tiled walls, white ladder style radiator. Built in shelving, double-glazed window to the rear elevation and extractor fan.





### **Exterior**

Courtyard to the rear that could either be used as a garden or for off road parking.



### **EPC -D**

### **Council Tax Band -A**

#### Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

#### Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.30 – 2.00

#### Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

