

22 Bradwall Street, Sandbach, CW11 1GJ



Nestled on the charming Bradwall Street in Sandbach, this well-presented two-bedroom mid-terrace house offers an excellent opportunity for first-time buyers and investors alike.

The property features two inviting reception rooms that provide ample space for relaxation and entertaining. The two double bedrooms are perfect for comfortable living, while the low-maintenance courtyard at the rear offers a delightful outdoor space.

Conveniently situated within walking distance of the town centre, residents will benefit from easy access to a variety of local amenities, shops, and eateries, making it an ideal choice for everyday living.

The property is offered as freehold with NO UPWARD CHAIN, ensuring a smooth and straightforward purchasing process.

This charming, terraced house is not only a lovely home but also a sound investment opportunity in a desirable location. Whether you are looking to step onto the property ladder or expand your investment portfolio, this property on Bradwall Street is certainly worth considering!

£160,000

Lounge 12'10" x 11'8"

With UPVC double glazed entrance door and UPVC double glazed window to the front elevation, single panelled radiator, wall mounted electric fire with stone feature and tiled hearth. Down lighters to the ceiling.



Dining Room 12'7" x 10'2"

With under stairs storage, single panelled radiator, stairs to the first-floor accommodation and opening to the kitchen.



Kitchen 11'4" x 5'10"

Fitted with a range of base and eye level units with coordinating work surfaces over incorporating a stainless steel four ring electric hob, oven and extractor hood, stainless steel sink and drainer with mixer tap, tiled splash backs, tiled flooring, plumbing for washing machine, down lighters to the ceiling, UPVC double glazed door to the rear elevation and UPVC double glazed windows to the side elevation.



Bathroom

Fitted with a three-piece white suite comprising; Low level WC, wall mounted wash hand basin with chrome fixings and mixer tap, panel bath with mixer tap with shower head attachment, fully tiled walls and floor, heated chrome hand towel rail, frosted UPVC double glazed window to the rear elevation and down lighters to the ceiling.



Bedroom One 12'2" x 11'10"

With UPVC double glazed window to the front elevation, down lighters and single panelled radiator.



Bedroom Two 13' x 9'

With UPVC double glazed window to the rear elevation, built in over stairs storage housing wall mounted central heating boiler, loft access and down lighters.



Exterior

To the rear of the property is a private courtyard with gated access. To the front of the property is a gravelled area with gated access.





EPC-D
Council Tax- A
Tenure- Freehold

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	9.00 – 1.00

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.



