



**34 Redwing Road**

CW11 3TS

**60% Shared ownership £138,000**



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STEPHENSON BROWNE



Stunning new home on a popular development close to Sandbach Town Centre and local schools and amenities. This fantastic property would be suitable for a multitude of buyers such as families and first time buyers. **\*\*THIS PRESENTS REPRESENTS 60% SHARE\*\* NO ONWARD CHAIN.**

### Agents Remarks

Fantastic opportunity to purchase this delightful home within walking distance to Sandbach Town Centre.

The property boasts light and modern decor, and in brief comprises of; Lounge, Cloakroom, Dining Kitchen, Three Bedrooms and a Family Bathroom. Externally, at the rear there is a lovely private garden, and at the front a large block paved driveway for ample off road parking.

Call now to arrange a viewing!

**\*\*This property can also be purchased at full market value\*\***

### Location

### ACCOMMODATION

#### Lounge

15'3" x 11'3" (4.664 x 3.437)

UPVC double glazed door with frosted panel, two UPVC double glazed windows to the front and side elevation, radiator, tv point, stairs to the first floor.

#### Inner Hall

Ceiling light point, door into downstairs cloakroom.

#### Cloakroom

3'11" x 6'5" (1.212 x 1.981)

Low level WC, wall hung wash hand basin with mixer tap, partly tiled walls, tiled flooring, UPVC double glazed frosted window to the side elevation, spotlighting, chrome ladder style radiator.

#### Kitchen Diner

15'2" x 7'11" (4.626 x 2.418)

Good range of white wall and base units with contrasting work surface over, inset stainless steel sink with mixer tap and drainer, integrated fridge freezer, integrated double oven, integrated washing machine, four ring induction hob with extractor fan over, cupboard housing gas combination boiler, well defined space for table and chairs, UPVC double glazed door to rear elevation, UPVC double glazed window to rear elevation, spotlighting, ceiling light point, radiator, tiled flooring, smoke and carbon monoxide alarm, under stairs storage cupboard with ceiling light point.

### FIRST FLOOR

#### Landing

Ceiling light point, smoke alarm, access to loft space,





### Bedroom One

12'8" x 8'1" (3.884 x 2.480)

UPVC double glazed window to rear elevation, radiator, ceiling light point, tv point.



### Bedroom Two

8'1" x 12'10" to the maximum (2.470 x 3.921 to the maximum)

UPVC double glazed window to the front elevation, radiator, ceiling light point.



### Bedroom Three

6'8" x 7'9" (2.057 x 2.370)

UPVC double glazed window to front elevation, ceiling light point, radiator.

### Bathroom

4'6" x 6'4" (1.384 x 1.932)

Low level WC, wall hung wash hand basin with mixer tap, panel bath with mixer shower over, spotlighting, extractor fan, UPVC double glazed frosted window to rear elevation, partly tiled walls, fully tiled flooring, chrome ladder style radiator.



### OUTSIDE

#### Front

Block paved driveway with pathway leading to the rear garden.

#### Rear

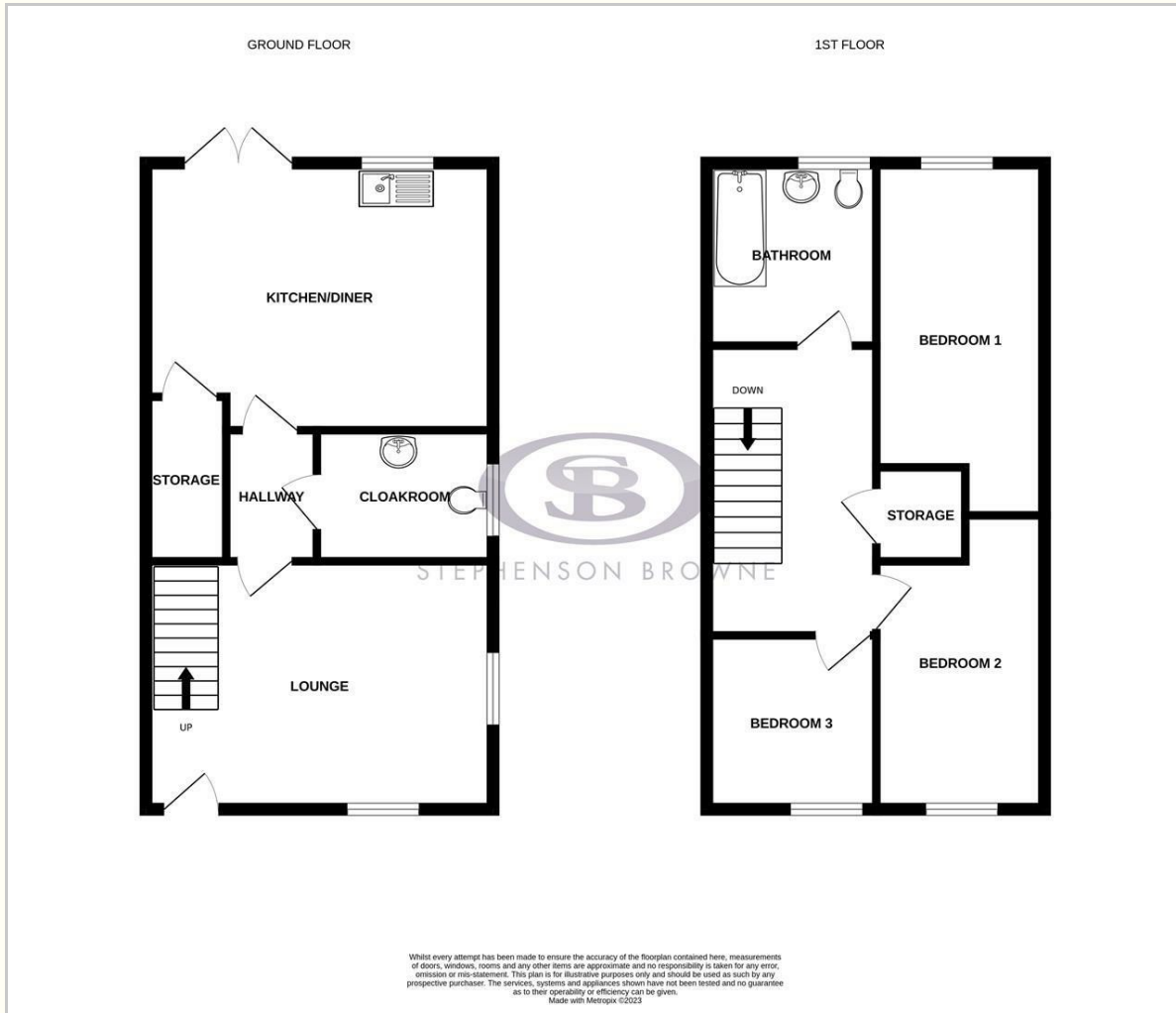
Patio area, laid to lawn area, garden shed, fence boundaries.

#### Rent

Monthly Rent: £217.10 pcm and Service charge: £44.69 pcm.



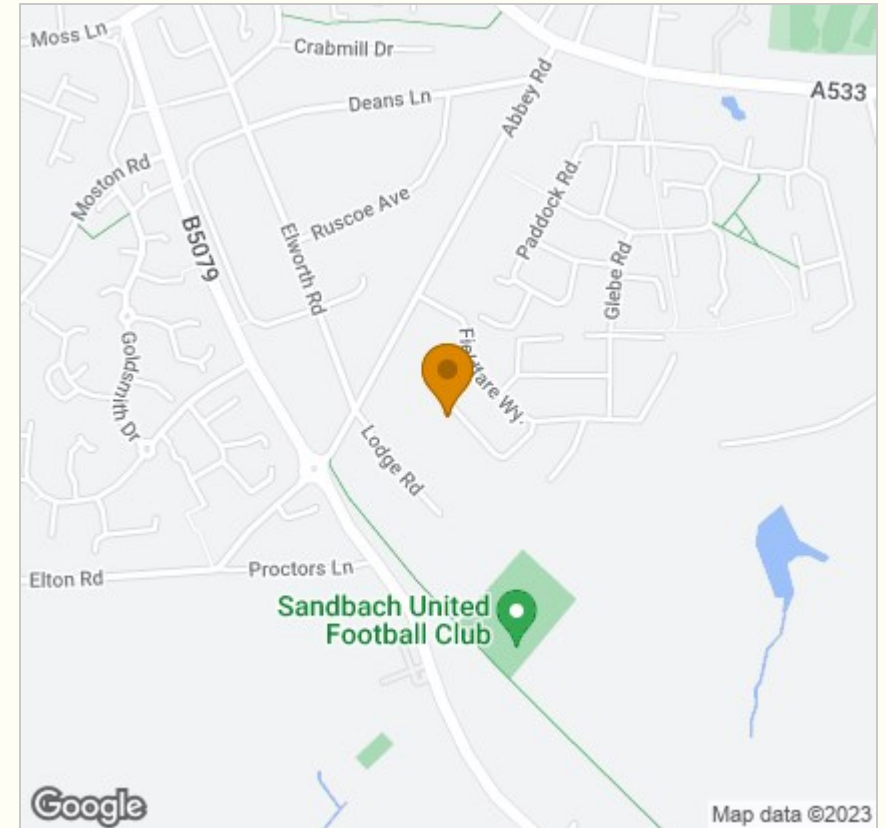
## Floor Plan



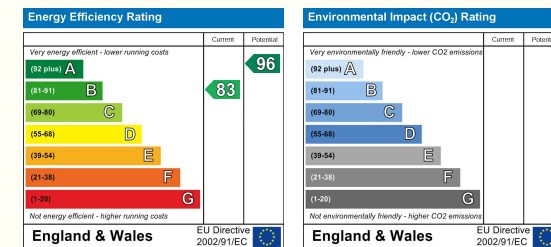
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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