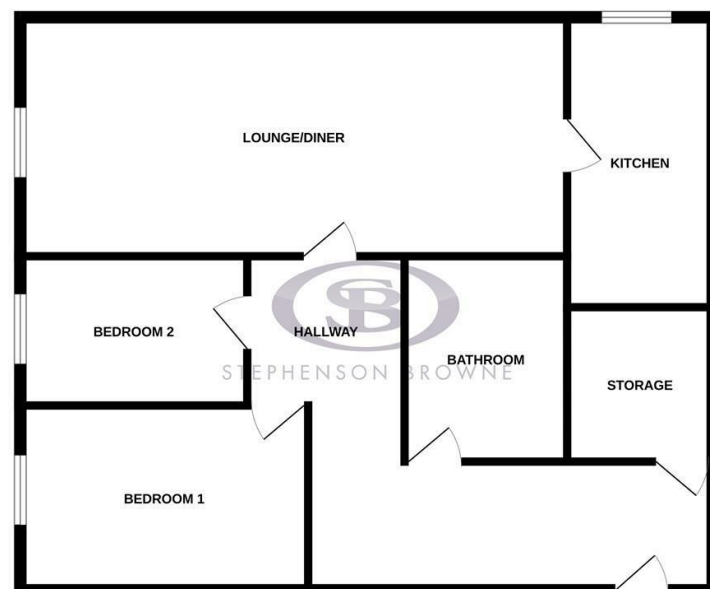


STEPHENSON BROWNE



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



**33a Sunnymill Drive
Sandbach
CW11 4NA**

Guide Price £140,000



TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix C0023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Average Referral Fee 2018/2019 to Move With Us Ltd. £123.64

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ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE.

Beautiful two bedroom, ground floor apartment available just a stones throw away from Sandbach Town Centre. Viewings highly recommended.

Agents Remarks

A fantastic opportunity to purchase this fabulous ground floor, two bedroom apartment close to the heart of Sandbach. This beautiful apartment is ideal for first time buyers and those looking to downsize.

In brief the property comprises; entrance hallway, two bedrooms, bathroom, lounge/diner and kitchen. To the front of the property there is a communal garden and to the rear there is one parking space included and communal gardens.

This tastefully decorated apartment is available with NO ONWARD CHAIN, viewings highly recommended.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hallway

Radiator, two ceiling light points, intercom phone, storage cupboard with shelving.

Dining Lounge 14'9" x 11'1" to the maximum (4.520 x 3.393 to the maximum)

Ceiling light point, tv point, UPVC double glazed bay window to the front elevation, phone point, radiator.

Kitchen 9'7" x 6'6" (2.938 x 1.985)

Good range of wooden wall and base units, partly tiled walls, integrated oven with gas hob and extractor fan over, Baxi combination boiler, ceiling light point, smoke alarm, carbon

monoxide alarm, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed window to the side elevation.

Bedroom One 9'9" x 15'1" to the maximum (2.983 x 4.608 to the maximum)

Ceiling light point, tv point, radiator, phone point, built in wardrobes.

Bedroom Two 8'5" x 7'1" (2.570 x 2.165)

Ceiling light point, tv point, phone point, UPVC double glazed window to front elevation.

Bathroom 6'4" x 6'8" (1.938 x 2.035)

Ceiling light point, extractor fan, radiator, panel bath with electric mixer shower over, low level WC, partly tiled walls.

OUTSIDE

Front

Rear

Allocated one parking space, communal gardens.