



12 Summer Drive

CW11 4EJ

Guide Price £145,000



2



2



1



C



STEPHENSON BROWNE

For sale to investors only - tenant in situ. A well presented and spacious two bedroom second floor apartment located in a quiet area, within easy walking distance to Sandbach Town Centre. Offered for sale with a tenant-in-situ.

Agents Remarks

Situated within walking distance of the historic market town of Sandbach is this well presented, two bedroom second floor apartment, offered for sale with no onward chain.

Briefly comprising of; a open plan living room/kitchen/dining area, a master bedroom boasting an en suite with a shower, a good size second bedroom, and another bathroom.

There is space for parking and for visitors, and a lovely shared garden space to the rear. A short five minute walk leads you right into the centre of Sandbach, where you will find a number of shops, bars and restaurants.

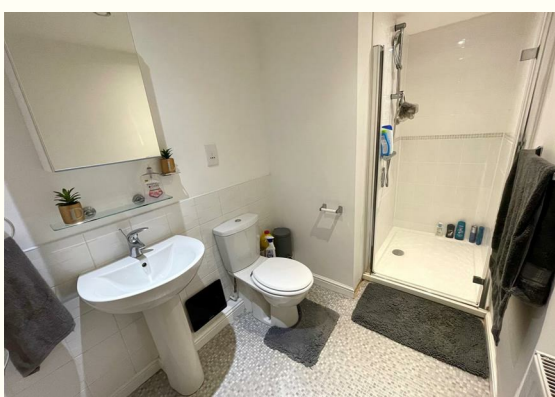
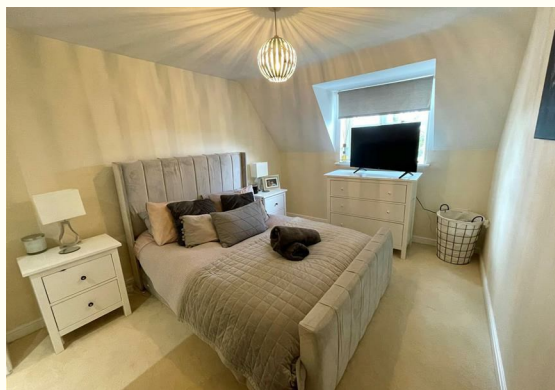
The property is being sold with a TENANT-IN-SITU and is achieving £750pcm.

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

Two ceiling light points, smoke alarm, storage cupboard, access to loft space, radiator, telephone intercom service.

Lounge/Kitchen

22'7" x 13'8" to the maximum (6.903m x 4.180m to the maximum)

Lounge: five UPVC double glazed windows to the front and rear elevation, two radiators, TV point, ceiling light point.

Kitchen: A good range of wooden effect wall and base units with contrasting work-surface over, inset acrylic steel sink with mixer tap and drainer, integrated low level oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, space for tall fridge/freezer, under cabinet lighting, tiled surround, vinyl flooring, spotlighting.

Bedroom One

9'6" x 11'4" (2.913m x 3.458m)

Ceiling light point, UPVC double glazed window to the side elevation, radiator, TV point. Door into:

En-Suite

Low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with mixer shower over, partly tiled walls, tile effect vinyl flooring, shaving point, spotlighting, extractor fan, radiator.

Bedroom Two

7'8" x 12'4" (2.360m x 3.776m)

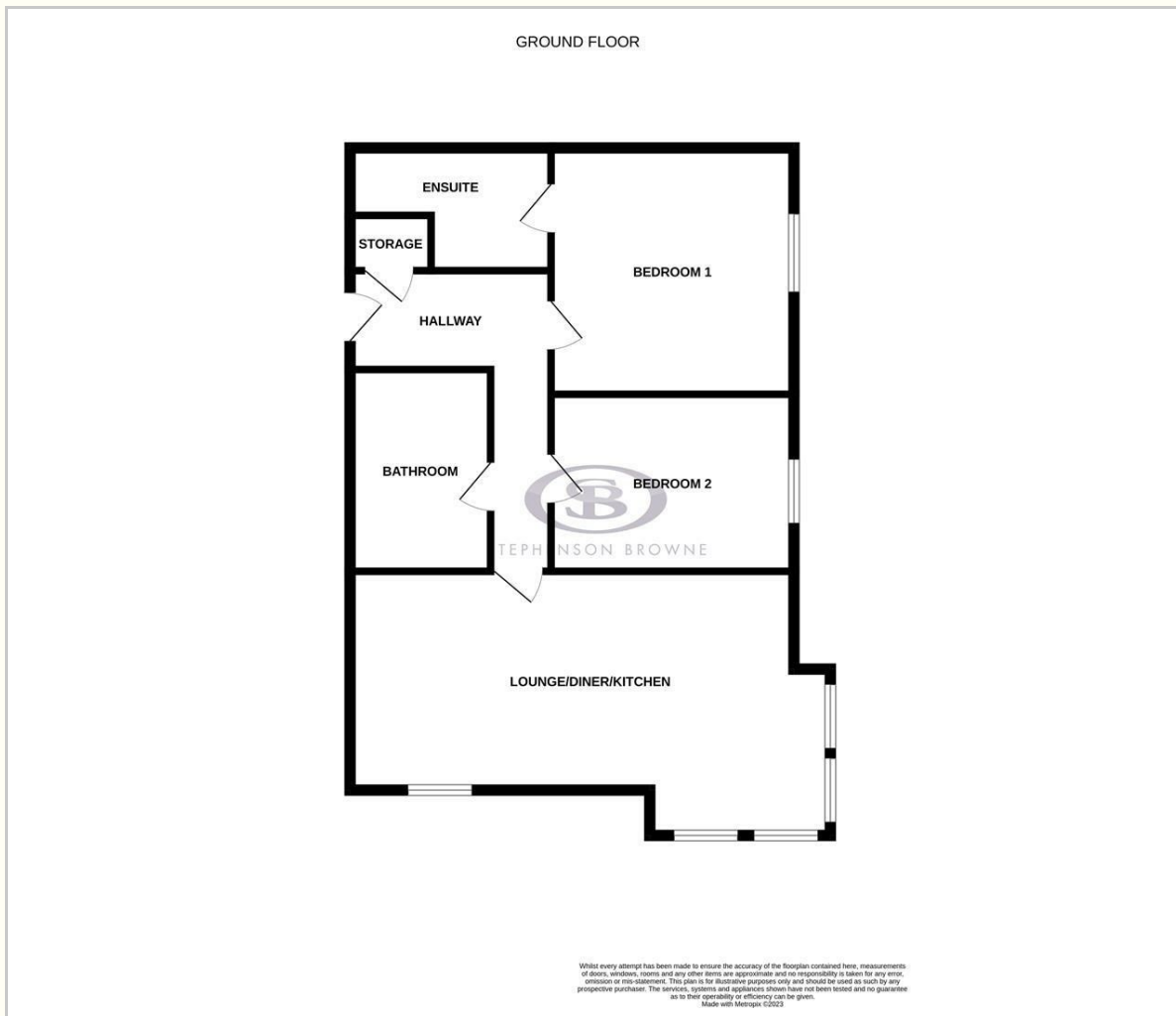
Ceiling light point, UPVC double glazed window to the side elevation, radiator.

Bathroom

Low level WC, pedestal wash hand basin with mixer tap panel bath, partly tiled walls, tile effect vinyl flooring, spotlighting, extractor fan, radiator.



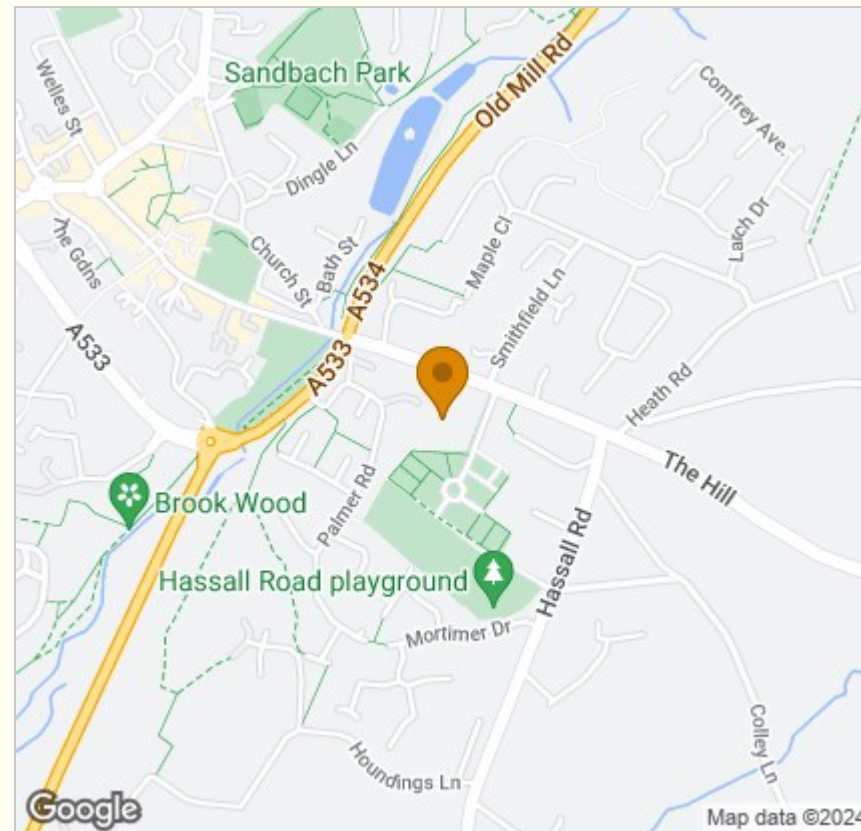
Floor Plan



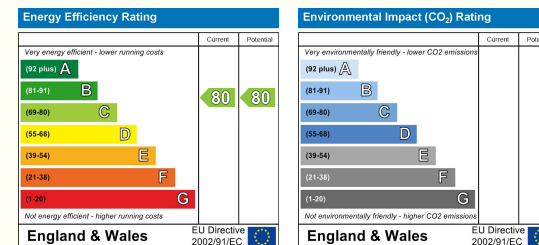
Viewing

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

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk