



29 London Road

CW11 3BE

£155,000



2



1



1



E



STEPHENSON BROWNE

Found in a popular location this pleasant two bedroom end-terrace benefits from spacious accommodation and fantastic rail and road links.

Agents Remarks

This period terrace offers a great location with good sized accommodation and the added benefit of a garden and off road parking.

In brief the property comprises: a good sized lounge-through-diner, kitchen, a good sized master bedroom, bedroom two and the bathroom. Externally there is a low maintenance yard to the rear with access to the off road parking, and a small courtyard to the front.

The property is ready made for investment. Call now to arrange your viewing!

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

Wooden front door with glazed panels, smoke alarm, ceiling light point, radiator, coir matting, stairs to the first floor.

Lounge

11'2" x 10'10" (3.417m x 3.309m)
UPVC double glazed window to the front elevation, ceiling light point, radiator. TV point, electric fire with tiled surround and hearth. Open archway into:

Dining Room

11'5" x 10'0" (3.490m x 3.073m)
UPVC double glazed window to the rear elevation, radiator, ceiling light point, under-stairs storage cupboard giving access to the cellar.





Kitchen

6'10" x 10'8" (2.104m x 3.265m)

A good range of grey fronted wall and base units with contrasting work-surface over, inset stainless steels sink unit with drainer and mixer tap over, integrated low level oven, four ring ceramic hob with extractor fan over, space for tall fridge/freezer, space and plumbing for washing machine, UPVC double glazed windows to the rear and side elevations, UPVC double glazed door leading out to the garden, tile effect vinyl flooring, strip lighting, radiator.

FIRST FLOOR

Landing

Access to loft space, smoke alarm, ceiling light point.

Bedroom One

11'8" x 14'2" (3.572m x 4.342m)

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

Bedroom Two

8'9" x 10'5" (2.675m x 3.196m)

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

Bathroom

6'9" x 9'5" (2.077m x 2.873m)

Low level WC, pedestal wash hand basin, panel bath with mixer shower over, UPVC double glazed frosted window to the rear elevation, partly tiled walls, radiator, storage cupboard, vinyl flooring.

OUTSIDE

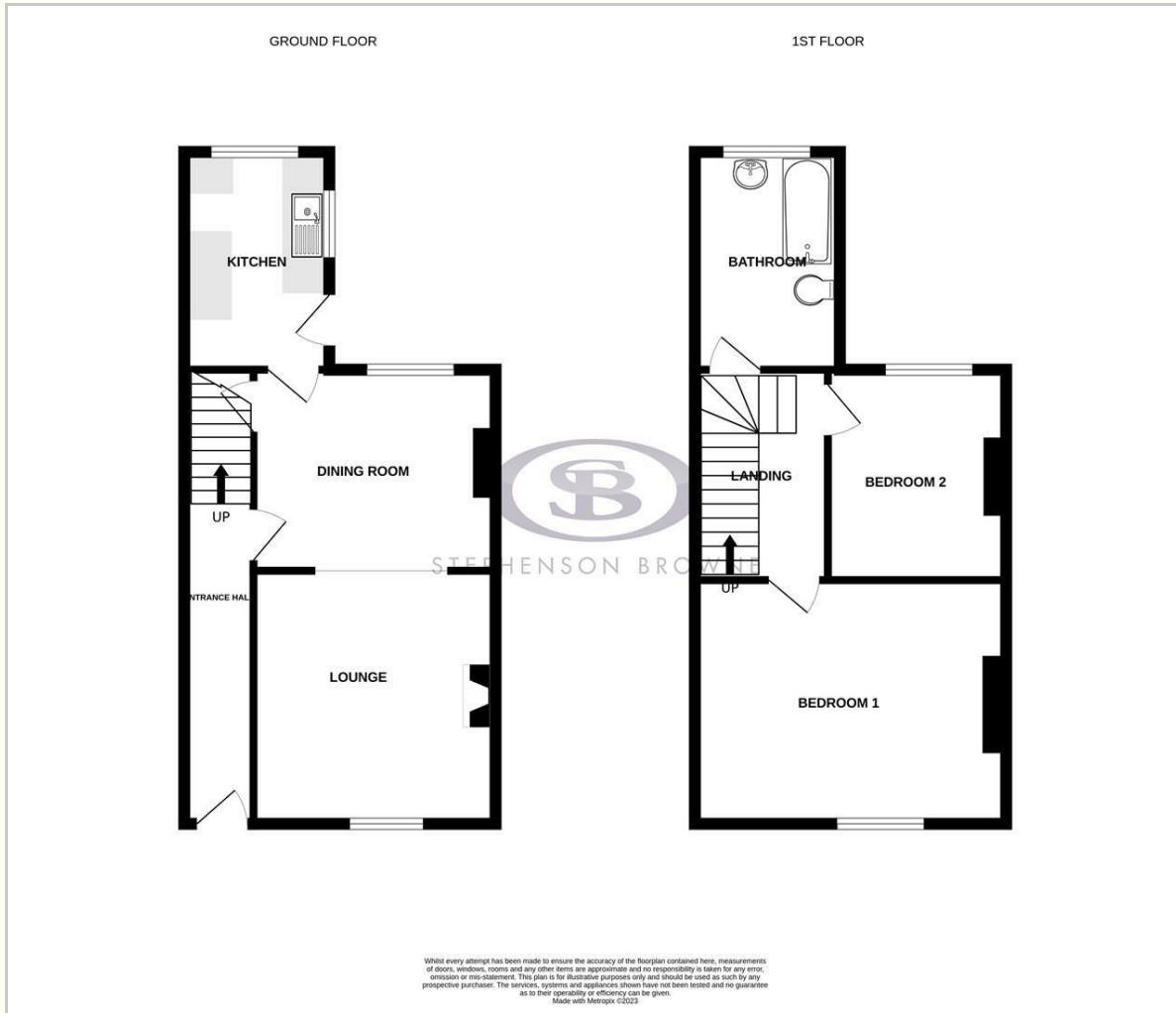
Front

Courtyard with pathway leading up to front door.

Rear

Patio area with shrubbery and fence boundaries, access through rear gate to parking space.

Floor Plan



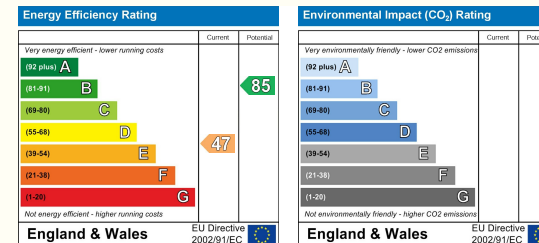
Viewing

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