



## 76 Marriott Road

CW11 3LS

**£190,000**



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2



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STEPHENSON BROWNE

No onwards chain. A charming two bedroom semi-detached home, occupying a generous plot with beautiful gardens on a sought after road only a few minutes drive from Sandbach town centre.

The home opens with an entrance hallway in the centre of the home, with access to all of the principal rooms and stairs to the first floor. Generous proportioned lounge on the front of the home with feature bay window. Fitted kitchen comprising of a range of wall and base units with work surfaces over, which leads through to a conservatory/garden room that has been fitted with a more traditional roof in recent years. Three piece downstairs bathroom. Two very spacious double bedrooms to the upstairs, which the secondary bedroom also hosting a storage cupboard.

To the outside, the home is fronted by a pleasant front garden and long driveway providing off road parking for several vehicles, with gated access to the side leading towards a detached single garage. Long rear garden, laid to low maintenance mixture of lawn and block paved patio areas with further paving towards the end of the garden.

Ideal location, sought after road close to local amenities and commuting links.

No onwards vendor chain.



**Entrance Hallway**

6'0" x 5'6"

**Living Room**

14'4" x 10'1"

**Bathroom**

5'6" x 5'5"

**Kitchen**

9'0" x 8'3"

**Conservatory**

12'6" max x 11'10" max

**Bedroom One**

14'4" x 10'4"

**Bedroom Two**

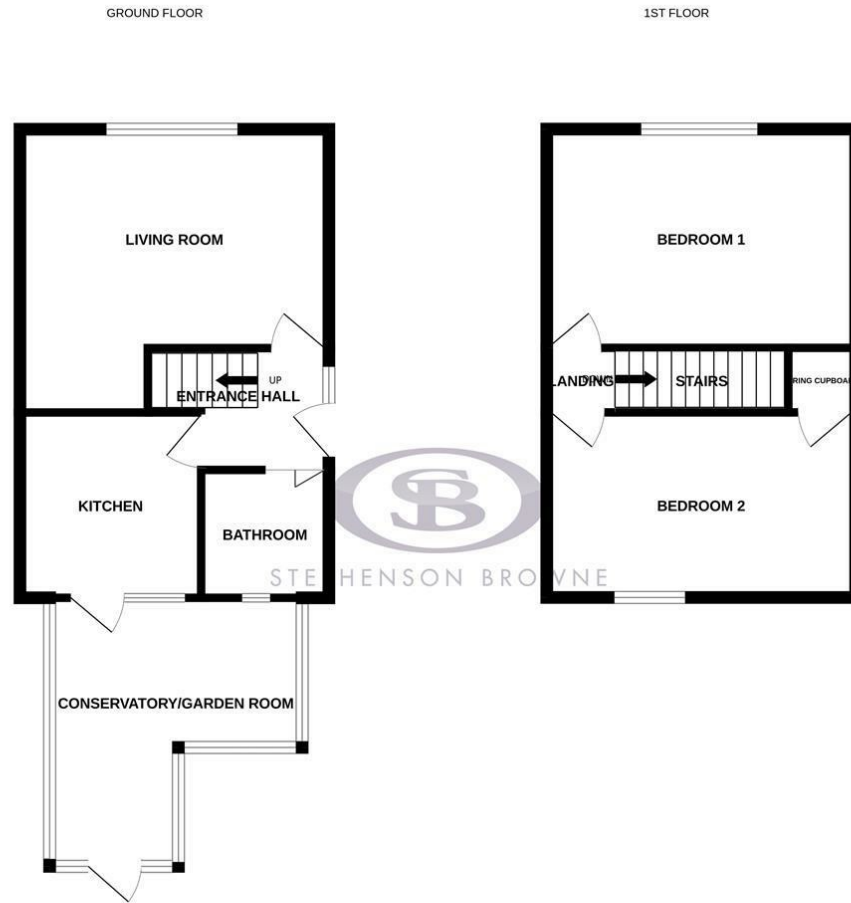
14'4" x 8'11"



- Semi-Detached Home
- Generous Living Room
- Three Piece Bathroom
- Conservatory / Garden Room
- Two Bedrooms
- Detached Single Garage
- Fully Enclosed Rear Garden
- Driveway Parking
- Excellent First Time Buy or Downsize Opportunity
- No Onwards Chain



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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