



**4 Corbett Road**

CW11 3ES

**Asking Price £275,000**



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STEPHENSON BROWNE

For Sale with an option for No Onward Chain - A charming three-bedroomed, semi-detached townhouse located on a popular family estate in Moston, Sandbach. This modern development is known for offering low maintenance properties, making it an ideal choice for those seeking a hassle-free lifestyle.

As you step inside, you'll be greeted by a spacious open plan kitchen diner and living room, perfect for entertaining guests or simply relaxing with your loved ones. With one reception room, three bedrooms, and two bathrooms, this property provides ample space for a growing family or those looking for extra room to accommodate guests.

One of the standout features of this property is the driveway parking, ensuring you never have to worry about finding a spot after a long day. Additionally, the enclosed rear garden offers a private outdoor space where you can enjoy a morning coffee or host summer barbecues.

Whether you're a first-time buyer looking for your ideal starter home or a family in need of more space, this semi-detached townhouse on Corbett Road has something to offer everyone. Don't miss out on the opportunity to make this property your own and enjoy all the benefits of modern living in a thriving community.



**Ground Floor**

**Kitchen Diner**

17'1" x 10'5"

**Living Room**

13'10" x 11'5"

**WC**

5'2" x 3'0"

**First Floor**

**Bedroom Two**

13'10" x 8'1"

**Bathroom**

7'0" x 6'2"

**Bedroom Three**

10'8" x 7'1"

**Pass-Through Room**

6'5" x 4'3"

**Second Floor**

**Bedroom One**

22'3" x 13'9"

**Ensuite**

8'8" x 4'9"



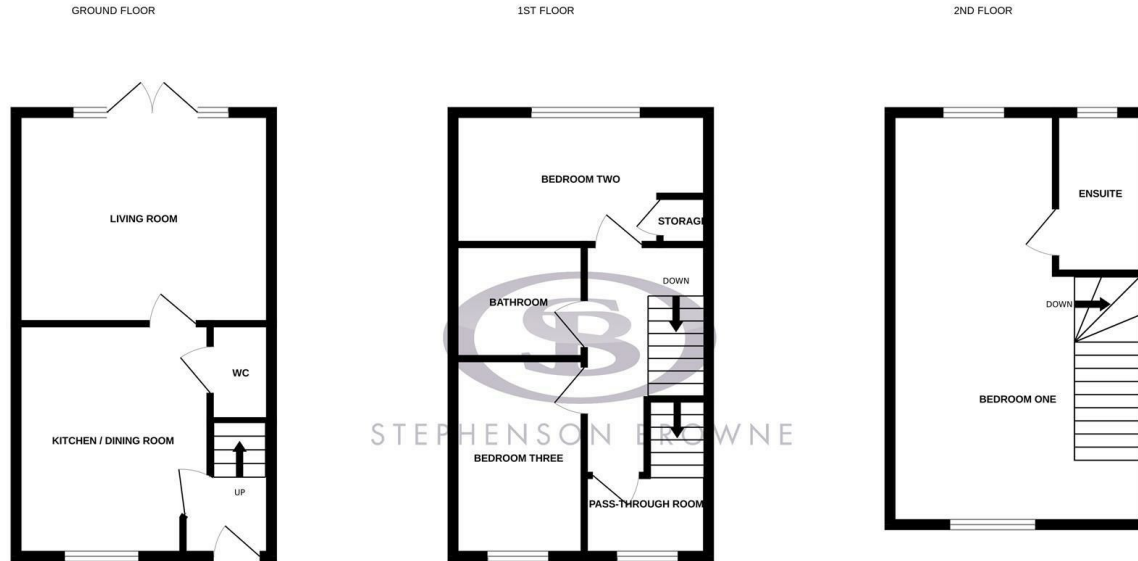
- Semi-Detached Townhouse
- Option for No Onward Chain
- Enclosed & Low Maintenance Rear Garden & Patio
- Driveway Parking
- Family Bathroom, Ensuite & WC
- Spacious Open Plan Kitchen Diner
- Accommodating Reception Room
- Modern Development
- Ideal First Home
- Three Double Bedrooms





## Floor Plan

## Area Map



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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