



35 Colley Lane, Sandbach

£325,000 Freehold





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Storm porch

Entrance hall

Lounge

14' 1" x 13' 6" (4.28m x 4.12m)
in to bay

Dining room

11' 10" x 11' 1" (3.61m x 3.38m)

Ground floor WC

Living kitchen

15' 5" x 9' 8" (4.70m x 2.94m)

Utility room

8' 0" x 5' 2" (2.43m x 1.57m)

Landing

Bedroom 1

11' 11" x 8' 11" (3.64m x 2.72m)

Bedroom 2

12' 0" x 8' 9" (3.65m x 2.66m)

Bedroom 3

8' 10" x 7' 11" (2.68m x 2.41m)
maximum, L shaped room

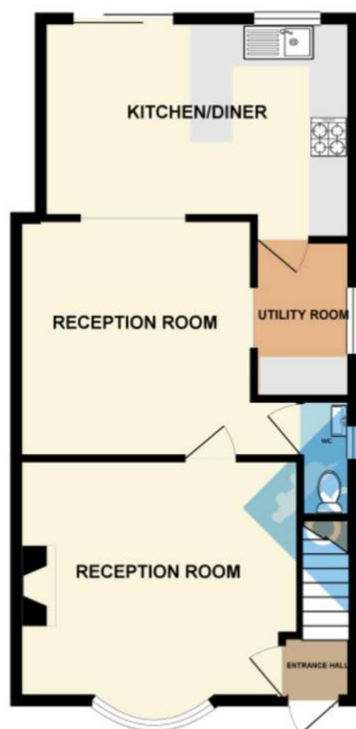
Bathroom

8' 7" x 7' 6" (2.61m x 2.28m)





GROUND FLOOR



1ST FLOOR



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 guidance 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.
Hobbs and Watson 4/2020

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