



STEPHENSON BROWNE

**Booth Avenue, Sandbach**

CW11 4JN



**£1,250 PCM**

## Description

Nestled in the highly sought-after quiet area of Booth Avenue, Sandbach, this charming Four-bedroom semi-detached Family Home has been redecorated throughout and also has new carpets fitted downstairs. The property boasts a large lounge with bay window plus a second reception room with patio doors to the garden. The good sized kitchen diner providing ample space for relaxation and entertaining guests.

The well-appointed layout includes a fourth room on the ground floor serving as a versatile space that can be used as an office or a 4th bedroom, catering to the needs of modern living. To the first floor there are three good sized bedrooms and a family bathroom.

There is driveway parking for several cars and a well established garden, which offers a serene outdoor space for children to play, family gatherings, or simply enjoying a quiet moment in nature.

Available NOW.

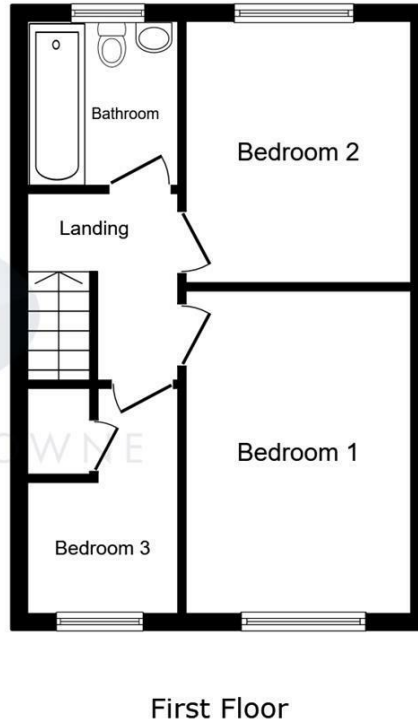
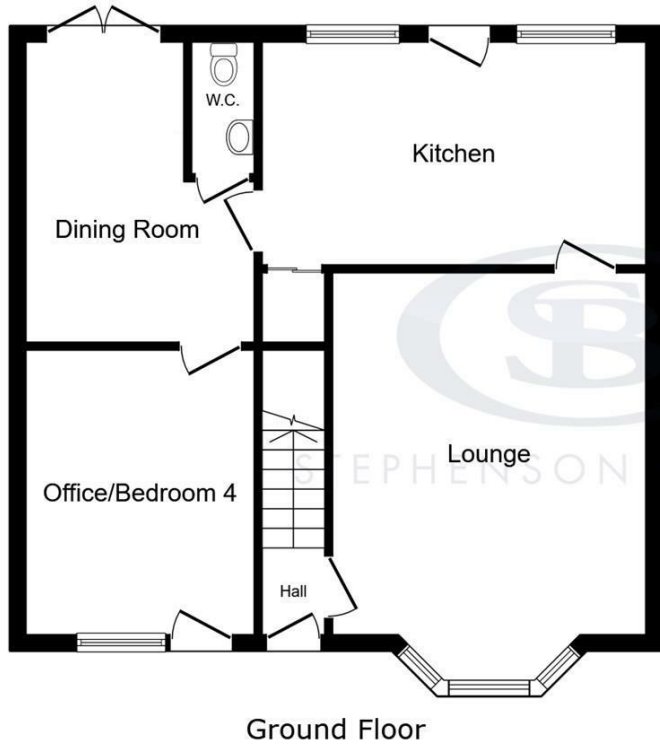


## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans

26 Booth Avenue, Sandbach, CW11 4JN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	70
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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