



10 Frank Hughes Avenue
Sandbach

£1,250 PCM



STEPHENSON BROWNE

A very well presented three bed semi-detached home. Briefly comprising entrance hall with stairs to first floor, lounge, well appointed dining kitchen and cloakroom, 3 bedrooms, family bathroom and ensuite facilities to master. Driveway parking and enclosed rear garden. NO PETS. Viewing essential.

Important Notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application.

Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. The tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

ENTRANCE HALL

Radiator and stairs to the first floor

LOUNGE

13'11" x 10'5" (4.24 x 3.18)

Window to front elevation, radiator, access to kitchen.

DINING KITCHEN

13'7" x 10'0" (4.14 x 3.05)

Comprehensively fitted with integrated appliances comprising fridge freezer, washing machine, dishwasher, extractor hood four ring gas hob and electric oven beneath. Amitco flooring.

CLOAKROOM

MASTER BEDROOM

10'5" x 9'7" (3.18 x 2.92)

Radiator. Mirror fronted wardrobes, dual aspect windows and access to ensuite shower room

EN SUITE

Three piece suite with low level wc wash hand basin and shower cubicle

BEDROOM TWO

11'1" x 8'7" (3.38 x 2.62)

Window to front elevation, radiator

BEDROOM THREE

8'11" x 7'0" (2.72 x 2.13)

Window to rear elevation, radiator

FAMILY BATHROOM

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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