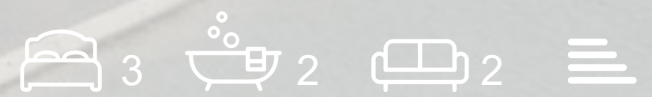




45 Morgan Road, Sandbach, CW11 3EQ

**£1,350 Per month**





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# 45 Morgan Road

Sandbach, CW11 3EQ

- Available End of June
- Lounge With French Doors To Garden
- Fully Fitted Kitchen
- Family Bathroom With Shower
- Driveway Parking
- Kitchen Diner With Island Breakfast Bar
- Top Floor Master Bedroom With En-Suite
- 3 Double Bedrooms
- Stylish Throughout

A stunning three-bedroom semi-detached townhouse situated on the popular Albion Lock estate on the outskirts of Sandbach!

This home on Morgan Road is full of style and makes for a perfect family home. You enter the home via an Entrance Hall which leads to a modern Kitchen/Diner. This room is the real centre piece of the home with a central island including a breakfast bar, fully fitted Kitchen with integrated Fridge/Freezer, Washing Machine, Tumble Dryer, Dishwasher, and double Oven with gas hobs. The dining part of the Kitchen has a wood panelled feature wall completing the modern vibe. From the Kitchen you will find the Lounge with an electric flame effect fireplace built into the wall and French doors giving access to the rear garden. Also on the ground floor is a WC and built in storage cupboard under the stairs.

On the first floor there is a large second Bedroom with a built-in wardrobe including sensor lights and one further storage cupboard. The main Bathroom enjoys a a three-piece suite with a shower fitting over the bath. The third bedroom is a good-sized single room, however, could be used as small double bedroom if needed. At the end of the landing is a hallway leading to the 2nd floor.

The Master Bedroom with En-suite shower room enjoy the entire second floor to themselves with the bedroom offering two built-in wardrobes and dressing table. There will be no problems fitting whatever size bed in this room, plus the en-suite has a double shower, toilet, and sink. The floor is full of light having two skylights and window.

To the front of the property is small lawned area and driveway parking for 2/3 cars. The rear of the garden is laid with patio and lawn. The garden has an outside tap, shed and a nice patio seating area with a wooden pergola.

The property is located toward the end of Morgan Road and is close to a handy cut through for easy walking access to Middlewich Road and the canal opposite the estate.





Directions





## Floor Plans

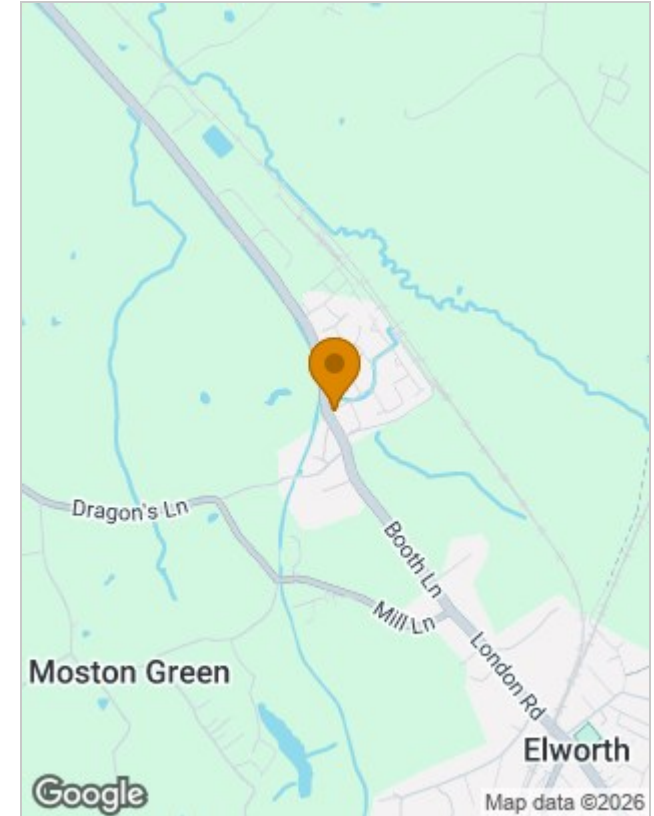


## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

