



12 The Spinney  
Sandbach

**£1,095 Per Calendar Month**



STEPHENSON BROWNE

## 12 The Spinney, Sandbach CW11 1FF

**£1,095 Per Calendar**

Available from the End of December in the charming area of The Spinney, Sandbach, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in 1995, the property spans an inviting 657 square feet and is situated on an end plot, providing a larger back garden that is ideal for outdoor relaxation or entertaining.

Upon entering, you will be greeted by a well-decorated reception room that benefits from bright natural lighting, creating a warm and welcoming atmosphere.

The kitchen is thoughtfully designed, featuring an integrated fridge freezer, washer, dishwasher, and an oven with hob, along with ample space for a dining table.

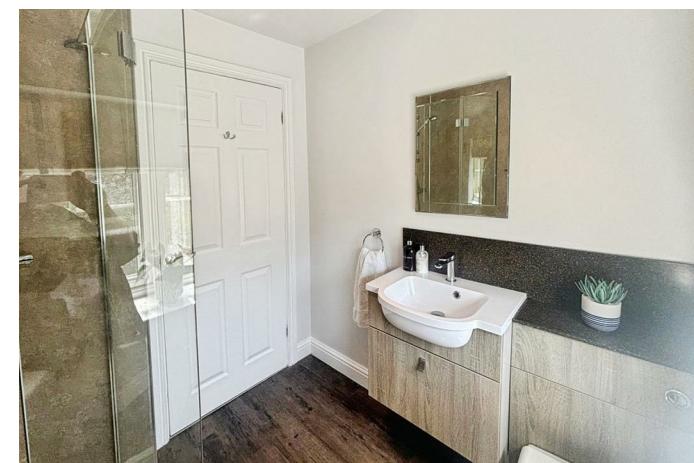
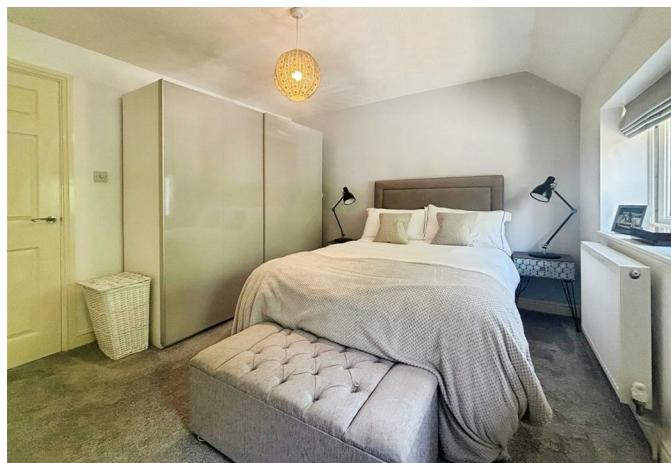
The property boasts two comfortable bedrooms, providing ample space for rest and relaxation. The modern shower room adds to the convenience of this lovely home. Additionally, the driveway with gates allows for parking of one vehicle, ensuring ease of access. Located in a quiet cul-de-sac, this residence is within walking distance to Sandbach Town Centre, where you can enjoy a variety of shops, cafes, and local amenities. The property also benefits from excellent transport links to the M6, making it an ideal choice for commuters.

This charming home is perfect for those seeking a peaceful yet accessible lifestyle in the heart of Sandbach. Don't miss the opportunity to make this delightful property your new home.

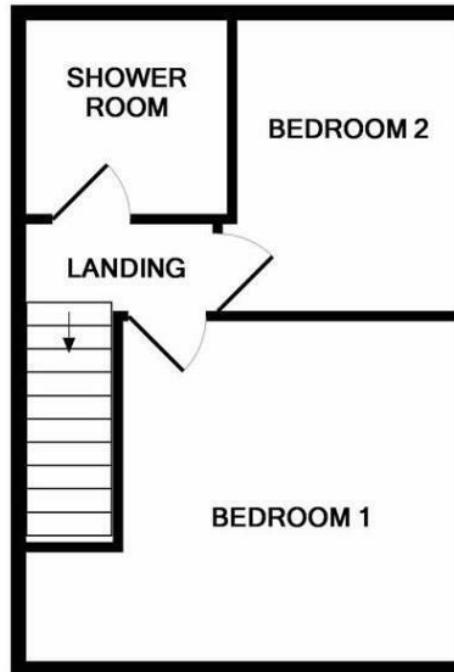
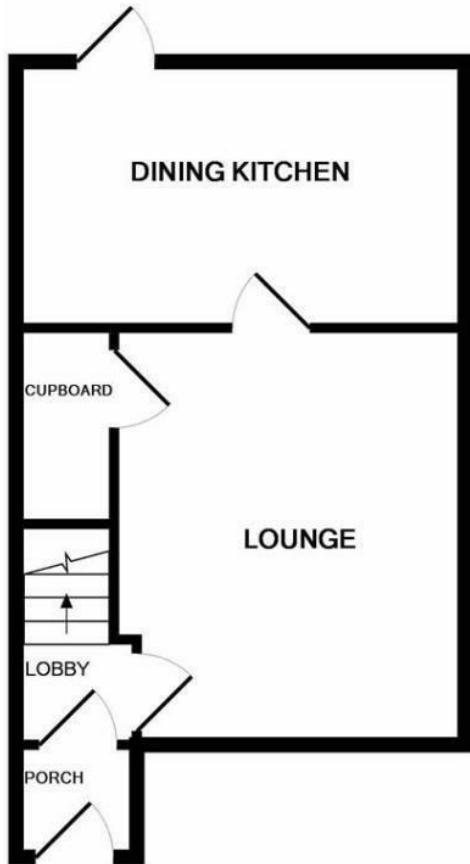
**NOT TO SCALE** These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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1ST FLOOR  
APPROX. FLOOR  
AREA 298 SQ.FT.  
(27.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			