



Modern Mid Terrace Property

Bright, Spacious Lounge

Two Double Bedrooms

Newly Decorated with New Flooring Throughout

Well Planned Breakfast Kitchen

En-Suite Shower Room plus Main Bathroom



## Introduction

**Available to View Now – Don't Miss Out! A beautifully presented modern mid terrace home offering spacious, stylish, and truly ready to move into accommodation. Recently renovated, the property has been newly decorated throughout and benefits from brand new flooring, creating a fresh and contemporary feel from the moment you step inside. The welcoming entrance hallway leads into a bright and airy lounge, an inviting space ideal for both relaxing evenings and entertaining guests. To the rear, the breakfast kitchen overlooks the garden and provides a well-planned layout for everyday living, fitted with a range of smart light beech-effect units offering ample storage, complemented by integrated appliances and space for dining. To the first floor are two generously sized double bedrooms, with the principal bedroom benefiting from a modern two-piece en-suite shower room. A white three-piece family bathroom completes the upstairs accommodation. Externally, the property enjoys allocated parking to the front, while to the rear there is a private, low-maintenance garden, mainly laid to lawn, perfect for enjoying outdoor space with minimal upkeep. Ideally positioned for a pleasant stroll into the centre of Sandbach, the property benefits from excellent local amenities, transport links, and leisure facilities close by. Early viewing is highly recommended to avoid disappointment.**

**EPC Rating C**

**Council Tax Band - C - Cheshire East**

**A Deposit of one month's rent applies £995.00**

**A Reservation Fee of One Weeks Rents applies £229.61 Terms & Conditions**

**Apply Available Long Term Only Minimum 12 months**

**Available Un-Furnished**

**Sorry No Smokers**

## ACCOMMODATION

### Entrance Hallway

Step into this inviting rental property through a welcoming entrance hall, setting the tone for the rest of the home. The hallway provides access to the main living accommodation and creates a pleasant first impression for both residents and visitors alike.

### Lounge 14' 5" x 10' 8" (4.39m x 3.25m)

The bright and spacious lounge is positioned to the front aspect of the property, enjoying plenty of natural light and offering ample room for a range of freestanding furniture. With smart new laminate flooring flowing through. The lounge has been newly and tastefully decorated, the room creates a warm and welcoming atmosphere, perfectly suited to both relaxing evenings and everyday living.

### Open Plan Dining Kitchen 9' 4" x 14' 0" (2.84m x 4.26m)

Located to the rear aspect of the property is the spacious open-plan dining kitchen, thoughtfully designed to combine practicality with everyday comfort. To one side, a range of attractive light beech wood style wall, drawer and base units provide ample storage, complemented by coordinating work surfaces that extend around the room to offer plentiful preparation space. An inset one and a half bowl single drainer sink with swan-neck chrome mixer tap is positioned beneath a window overlooking the rear garden, allowing for natural light while washing up. Cooking facilities include a four-ring gas hob with a pull-out extractor above and an integrated electric oven below. There is also space and plumbing for a washing machine, along with room for a freestanding fridge freezer. The dining area comfortably accommodates a table and chairs, making it ideal for family meals or entertaining guests. New laminate flooring flows throughout the space, enhancing the sense of light and cohesion. Double French-style doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living, particularly enjoyable during the warmer months.

### First Floor Landing

The first floor landing provides access to both double bedrooms and the family bathroom.

### Master Bedroom 12' 1" x 10' 11" Max 3.68m x 3.32m)

A spacious double bedroom positioned to the front of the property, featuring a generous window that allows an abundance of natural light to fill the room, creating a bright and airy feel. The well-proportioned layout offers ample space for freestanding furniture. Having been newly decorated with neutral décor and newly fitted smart carpet, providing a comfortable space.

### Master Shower Room

A bi-fold door opens to a matching white two piece en-suite shower room, comprising a step in shower unit fitted with an electric shower and a vanity unit housing an inset hand wash basin with chrome tapware. The space is complemented by stylish part tiled walls, tiled flooring and a heated chrome towel rail, creating a practical yet contemporary finish.

### Bedroom Two 11' 11" x 7' 3" (3.63m x 2.21m)

The second bedroom is a generous room positioned to the rear aspect of the property, enjoying a pleasant outlook and a good degree of natural light. Newly decorated with neutral décor and newly fitted stylish carpet, the space offers versatility and would comfortably accommodate a double bed or serve equally well as a spacious guest room, nursery or home office.



### Main Bathroom

The bathroom is fitted with a matching white three-piece suite comprising: Panelled bath, pedestal hand wash basin and a low-level WC. A window to the rear elevation allows natural light to brighten the room, creating a fresh and airy feel.

### Externally

To the front, the property benefits from an allocated private parking space, with a paved and stepped pathway leading to the charming main entrance. The rear garden enjoys a high degree of privacy and is mainly laid to lawn for ease of maintenance. A paved patio area provides the perfect setting for outdoor seating and entertaining during the warmer months. The garden is further complemented by a second patio area and a useful timber garden store, adding both practicality and additional outdoor space.



### Location

**Sandbach is a thriving Cheshire market town that combines historic charm with a vibrant community atmosphere. The town offers an excellent range of day-to-day amenities including independent shops, High Street retailers, several public houses, restaurants, cafés, and a weekly market that adds to its bustling character. For leisure and sport, Sandbach is well-catered with a variety of clubs and facilities. Sandbach Golf Club, Sandbach Rugby Club and Sandbach Cricket Club support active community participation and competitive sport. Transport links are superb. Sandbach railway station offers regular direct services to Manchester and connections to London via Crewe. For motorists, the nearby M6 motorway ensures easy access to the commercial centres of the Northwest. Manchester Airport is also within reach.**

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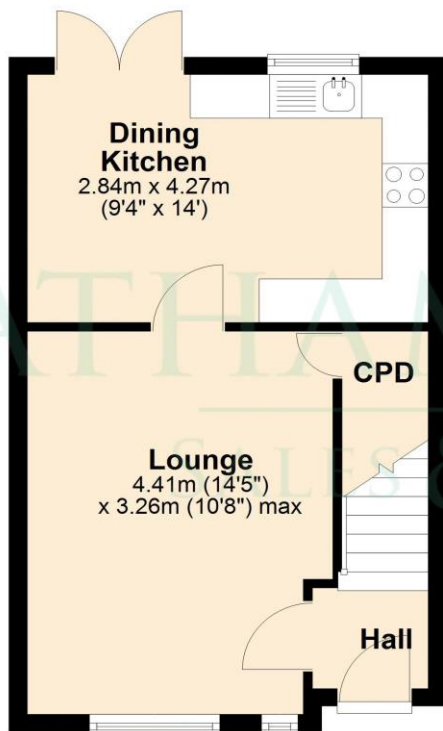


## Directions

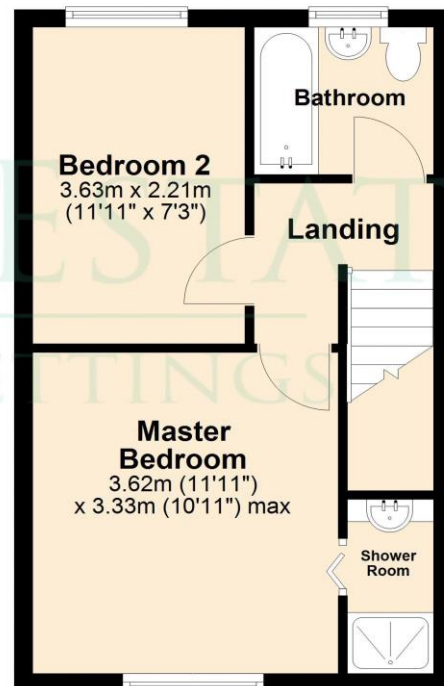
From Junction 19 on the M6 Motorway network. Travel into the direction of Sandbach town centre Old Mill Rd/A534. At the main traffic lights turn left onto The Hill/A533, Take the first immediate left onto The Spinney, follow the road round to the right, where the property can be found on the left-hand side, easily identified by Latham Estates to Let Board. Post Code: CW11 1FF. Viewing Strictly by appointment.



## Ground Floor



## First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only. Plan produced using PlanUp.

**IMPORTANT NOTE TO TENANTS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.