



STEPHENSON BROWNE

## Sandy Lane, Sandbach

CW11 3NL



**Offers In The Region Of  
£197,000**



STEPHENSON BROWNE

## Description

Situated on the popular Sandy Lane in Ettiley Heath, Sandbach, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or investors alike. Previously rented out, the property has proven rental appeal and is ready for its next chapter.

The accommodation includes a spacious and inviting living room, perfect for relaxing or entertaining, leading through to a modern open-plan kitchen diner that provides a practical and sociable space for everyday living. Upstairs, the property benefits from three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a contemporary family bathroom.

Externally, the home features driveway parking to the front and a private, enclosed rear garden—ideal for outdoor enjoyment, with a useful shed included for additional storage.

Located in a sought-after residential area, the property enjoys easy access to nearby amenities, reputable schools, and scenic canalside walks, offering a great balance of convenience and lifestyle.

A fantastic opportunity to acquire a versatile home in a desirable location.





## Viewing

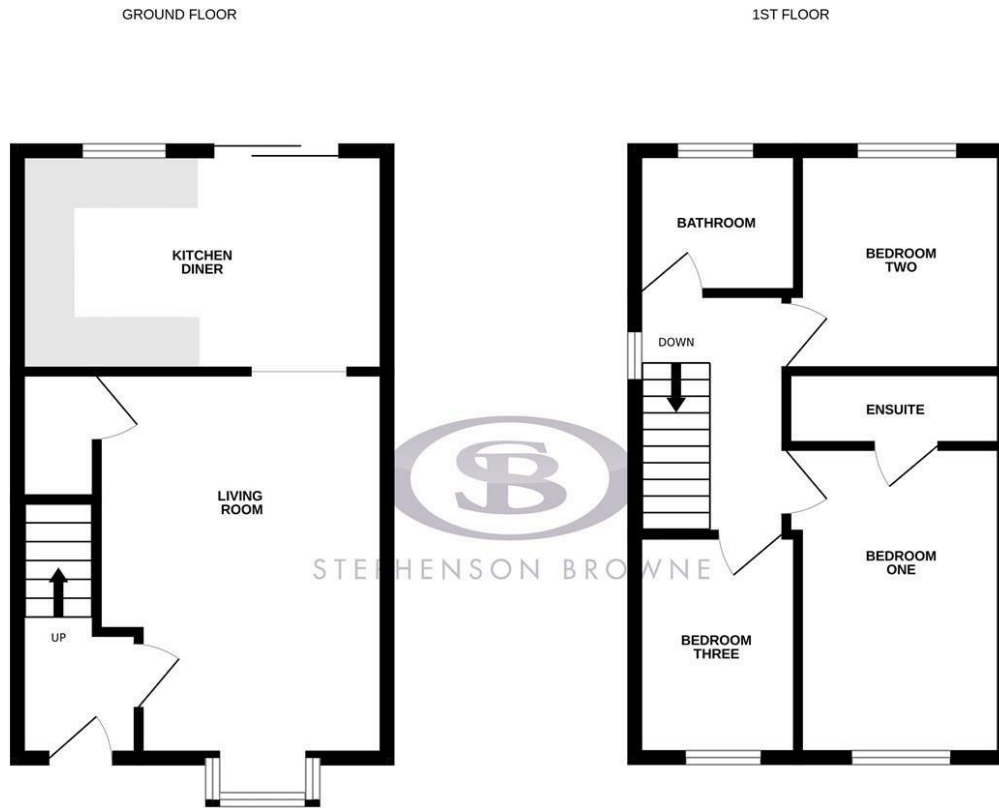
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		74	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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