



STEPHENSON BROWNE

Sandbach Road, Rode Heath

ST7 3RW



£240,000

Description

A three bedroom (previously four bedrooms) semi detached family home in the popular residential location of Rode Heath. Offering spacious accommodation throughout, the property has undergone some recent improvement works including new carpets, kitchen upgrade and new boiler, but a buyer would likely wish to further improve the property and there is certainly the potential for it.

An entrance hallway leads to the lounge, which opens into the kitchen at the rear of the property which benefits from patio doors leading to the conservatory. The kitchen also provides convenient access to the downstairs WC. Upstairs there are three double bedrooms and the family bathroom.

Off-road parking is provided via a tarmac driveway, with lawned gardens to the front and rear having well stocked borders housing a variety of trees, shrubs and plants.

Situated on Sandbach Road, the property is perfectly placed for Rode Heath Primary School, which is within close proximity to the property. Commuting links such as the M6, A500 and A34 are within easy reach, whilst a number of walks at Rode Heath Rise and along the Trent & Mersey Canal are within close proximity.

An ideal family home in a superb location!
Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Porch

6'6" x 3'0"

Wood panelled entrance door with glazed inset. Glazed windows all round. uPVC panelled door with glazed frosted insets.

Entrance Hall

Stairs to the first floor. Door into:-

Lounge

14'11" x 17'10"

Double glazed window to the front elevation. Single and double panel radiators. Adam's style fireplace with gas fire.

Kitchen Diner

17'6" x 9'2"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit. Double glazed window to the rear elevation. Double panel radiator. Double glazed door opening into:-

Conservatory

13'10" x 7'1"

Double glazed windows to the side and rear elevation. Double glazed sliding patio doors opening to the rear garden.

Inner Hall

Double glazed frosted window to the side elevation. Understairs storage cupboard having double glazed frosted window to the side elevation. Door into:-

Downstairs WC

5'4" x 3'2"

Double glazed frosted window to the rear elevation. Two piece suite comprising a low level WC and wall mounted wash hand basin.

First Floor Landing

Double glazed frosted window to the side elevation. Doors to all rooms.

Bedroom One

11'6" x 14'7"

Two double glazed windows to the front elevation. Single panel radiator.



Bedroom Two

12'10" x 9'11"

Double glazed window to the rear elevation. Single panel radiator.

Bedroom Three

9'3" x 10'11"

Single panel radiator. Double glazed window to the rear elevation.

Family Bathroom

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with thermostatic shower over. Double glazed frosted window to the front elevation. Fully tiled walls. Storage cupboard housing the wall mounted gas central heating boiler.

Externally

The property is approached by a tarmac driveway providing ample off road parking. Mainly laid to lawn with well stocked borders housing a variety of trees, shrubs and plants. Paved patio area proving ample space for garden furniture. Mainly laid to lawn with fenced and hedges boundaries. Range of outbuildings providing invaluable storage.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

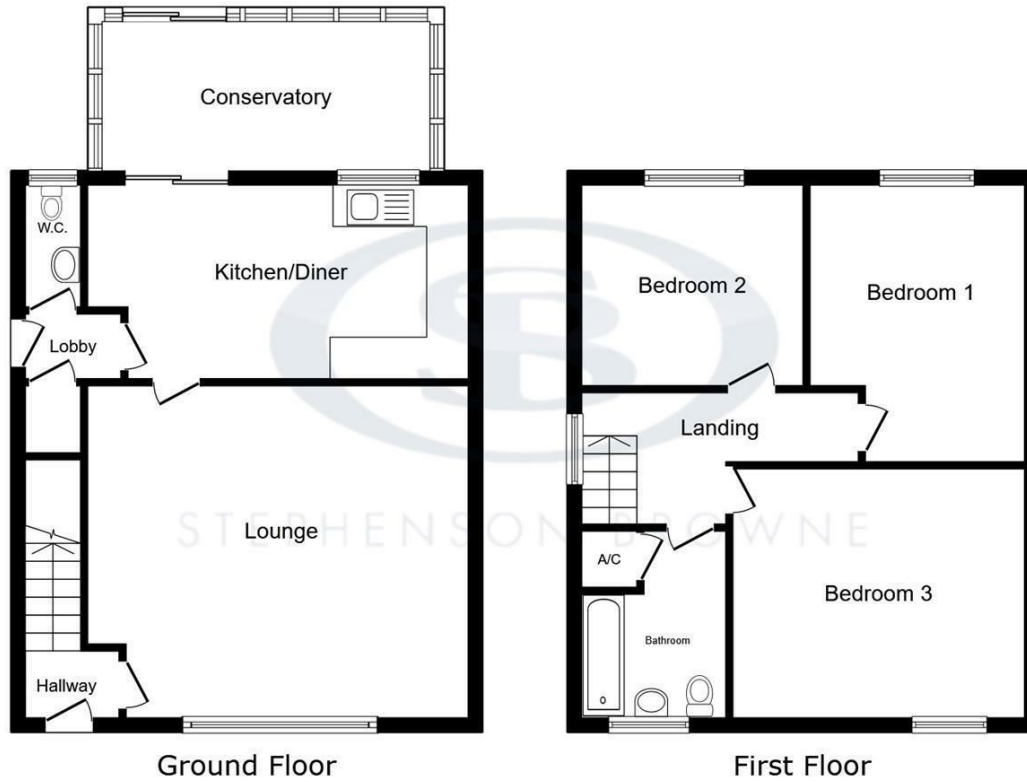
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floorplans

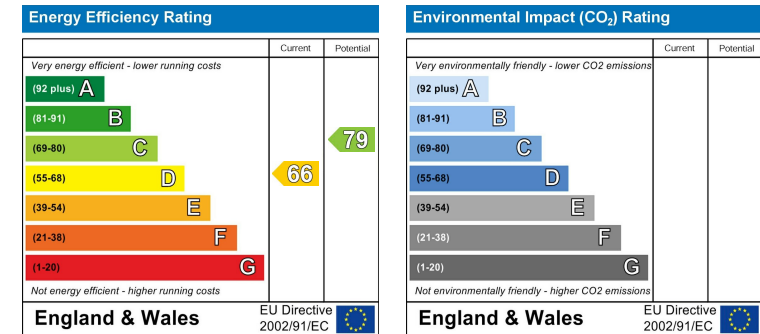


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



EPC Rating



Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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