



**Available Mid July**

**Spacious Lounge**

**Two Double Bedrooms**

**Smart End Of Terrace Property**

**Open Plan Dining Kitchen**

**Allocated Parking**



## Introduction

Available Mid July 2026 !! Available to View Now

A beautifully presented modern end-terrace property offering spacious and stylish accommodation throughout. This attractive home benefits from a smart dining kitchen, spacious lounge and two generous double bedrooms. Upon entering, a welcoming entrance hallway leads through to a bright and airy lounge, providing a comfortable living space ideal for both relaxing and entertaining. To the rear of the property, the dining kitchen overlooks the rear garden and is fitted with a range of contemporary matching units, offering ample storage and worktop space, together with integrated appliances and room for everyday dining. To the first floor, there are two well-proportioned double bedrooms and a modern family bathroom fitted with a white three-piece suite. Externally, the property benefits from allocated parking to the front. To the rear, there is a private, enclosed low-maintenance garden, providing an ideal space for outdoor relaxation and entertaining. Ideally situated within walking distance of the popular market town of Sandbach, residents can enjoy a wide range of local amenities, independent shops, cafés, restaurants, leisure facilities and excellent transport links.

Early viewing is highly recommended to fully appreciate the accommodation on offer and avoid disappointment.

EPC Rating C

Council Tax Band - C - Cheshire East

A Deposit of one months rent applies £995.00

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

Available Un-Furnished

## ACCOMMODATION

### Entrance Hallway

A welcoming entrance hall providing access to the lounge, creating a pleasant first impression upon entering the property. Stairs ascend to the first floor accommodation.

### Lounge 13' 2" x 10' 11" MAX (4.01m x 3.32m)

The bright and spacious lounge is located to the front aspect of the property and offers ample space for a range of freestanding furniture. A useful bi-fold door leads to a generous under-stairs storage cupboard, ideal for storing household items and keeping the living space clutter-free. The room is tastefully finished, creating a warm and welcoming atmosphere perfect for everyday living.

### Dining Kitchen 8' 3" x 14' 3" (2.51m x 4.34m)

Located to the rear aspect of the property is the spacious open-plan dining kitchen. To one side, a range of attractive cream-coloured shaker-style wall, drawer, and base units provide ample storage, complemented by coordinating work surfaces. 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. Cooking facilities include a four-ring gas hob with a chimney-style extractor above and an integrated 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. Laminate flooring flows throughout, enhancing the sense of space and cohesion. A rear door provides direct access to the rear garden, perfect for indoor-outdoor living during the warmer months.

### First Floor Landing

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

### Master Bedroom 11' 0" x 11' 2" (3.35m x 3.40m)

A spacious double bedroom positioned at the front of the property, featuring two windows that allow plenty of natural light to fill the room. The layout offers ample space for freestanding furniture, with a useful recessed area ideal for wardrobes or additional storage. Finished with neutral décor and smart fitted carpets.

### Bedroom Two 10' 10" x 7' 7" (3.30m x 2.31m)

The second bedroom is a generous size, positioned to the rear aspect with neutral decor.

### Bathroom

The bathroom features a matching white three-piece suite. Comprising: Panelled, oval double-ended bath with a wall-mounted main shower above and a shower screen. Complementary tiling enhances the space, which also includes a pedestal hand wash basin and a low-level WC. A window to the rear allows natural light to brighten the room.



## Externally

To the front, the property benefits from two allocated private parking spaces, with a paved, stepped pathway leading to the charming arched main entrance. The rear garden offers a high degree of privacy and is mainly laid to lawn for ease of maintenance. Inset flowerbeds provide a variety of herbaceous plants, adding colour and interest. A patio area creates the perfect spot to sit and enjoy outdoor living throughout the warmer months.



## Furnished



## 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.



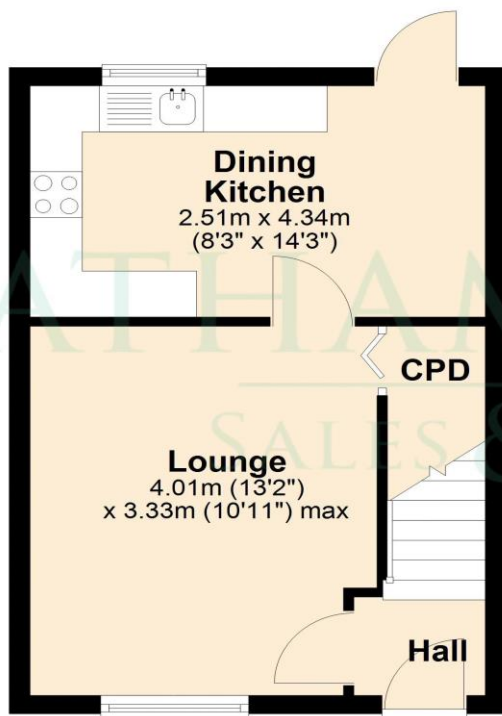
## Directions

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.

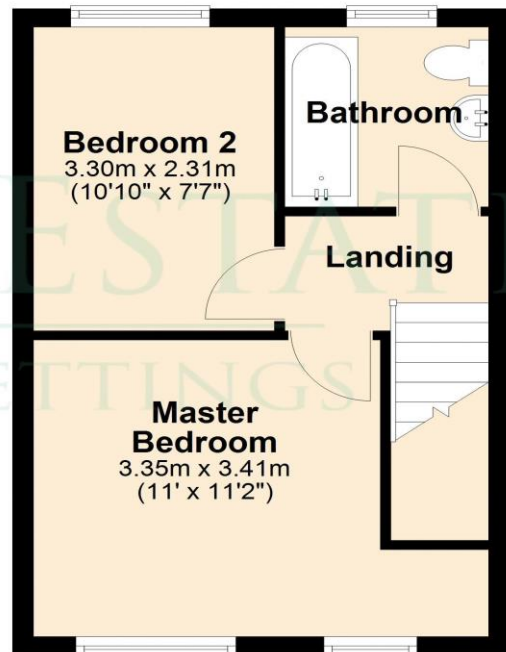
Viewing Strictly by appointment.



## 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.