



JASON SIMMONS POWERED BY exp TM UK

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Sandbach Road, Rode Heath

£210,000

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- Two bedroom end-terrace property
- NO ONWARD CHAIN
- Previous Planning Permission for Two-Storey Extension - 14/4492C
- Large lounge with dining area
- Modern fitted kitchen
- Two double bedrooms
- Modern family bathroom
- Ample off-road parking for several vehicles
- Large rear garden & Wooden outbuilding
- Quote Ref: JS0070

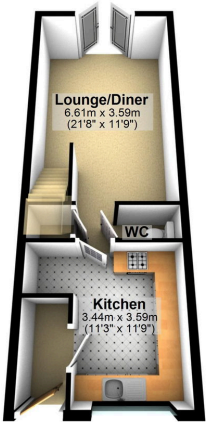


QUOTE REF: Offered with NO ONWARD CHAIN is this well-presented two-bedroom end-terrace property located in the sought-after village of Rode Heath. The property has previously had planning permission granted for a two-storey extension, offering excellent potential for further development (subject to any planning consents). In brief, the accommodation comprises an entrance hallway, modern fitted kitchen, and a spacious lounge with dining area. To the first floor are two well-proportioned double bedrooms and a modern family bathroom. Externally, the property benefits from ample off-road parking and a generous rear garden featuring a useful wooden outbuilding. Further benefits include double glazing and central heating throughout. An ideal purchase for first-time buyers or those looking to extend and add value.

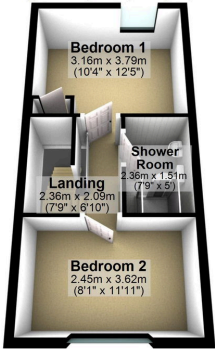




Ground Floor
Approx. 36.4 sq. metres (391.9 sq. feet)



First Floor
Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Find an energy certificate (/)

English | [Cymraeg](#)

Energy rating

D

Valid until

7 June 2021

Certificate number

6439-6926-4000-0416-6202

Property type

End-terrace house

Total floor area

68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#). [Find a free new uk online energy advice service](#).
[Visit a property information service to get more information on energy efficiency](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/6439-6926-4000-0416-6202>

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