





Brookside Martins Moss Lane

Smallwood, Sandbach

Charming period cottage with original features, wood-burning stove, mature gardens, outbuilding, and extension potential. Peaceful rural setting near Sandbach amenities.

Council Tax band: TBD

Tenure: Freehold

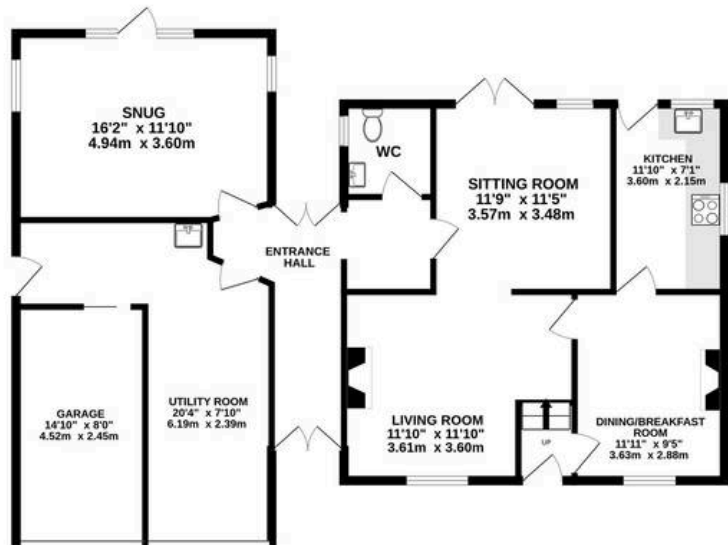
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

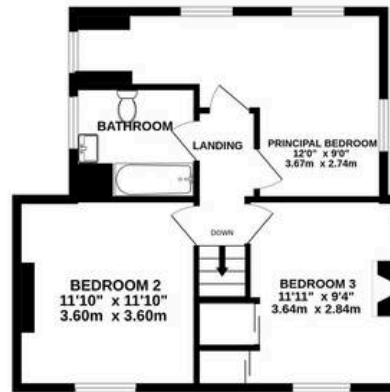
- Attractive period cottage standing in idyllic mature gardens
- Character accommodation with further potential for extension
- Beamed ceilings, wood burning stove and exposed brickwork
- Large outbuilding with potential for further garaging/storage
- Wonderful rural location within convenient reach of Sandbach



GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



OUTBUILDING
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 sq.m.) approx.

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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