



STEPHENSON BROWNE



**53 Booth Avenue, Sandbach
CW11 4JN
£1,350**

A delightful four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a spacious reception room with patio doors to the garden, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the kitchen diner with a range of fitted units which have been thoughtfully designed to cater to all your culinary needs while providing a warm and inviting space for family meals. There is a 2nd reception room ideal as an office or playroom and a useful separate utility area.

The property has been redecorated throughout, ensuring a fresh and contemporary feel that is ready for you to move in and make your own. Upstairs there are 4 good sized bedrooms and a modern shower room adding a touch of luxury, providing a stylish and functional space for your daily routines.

One of the standout features of this home is the private enclosed established garden, offering a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues, cultivate a garden, or simply unwind in the fresh air, this garden provides the perfect setting. To the front here is ample parking for several cars and access to a useful shed.

With its convenient location in Sandbach, you will benefit from a friendly community atmosphere, local amenities, and excellent transport links. This property is an ideal choice for families or anyone seeking a spacious and well-appointed home in a desirable area. Don't miss the opportunity to make this lovely house your new home. Available NOW!



IMPORTANT INFORMATION

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for the council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

