



117 Abbey Road

CW11 3HB

Guide Price £260,000



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STEPHENSON BROWNE

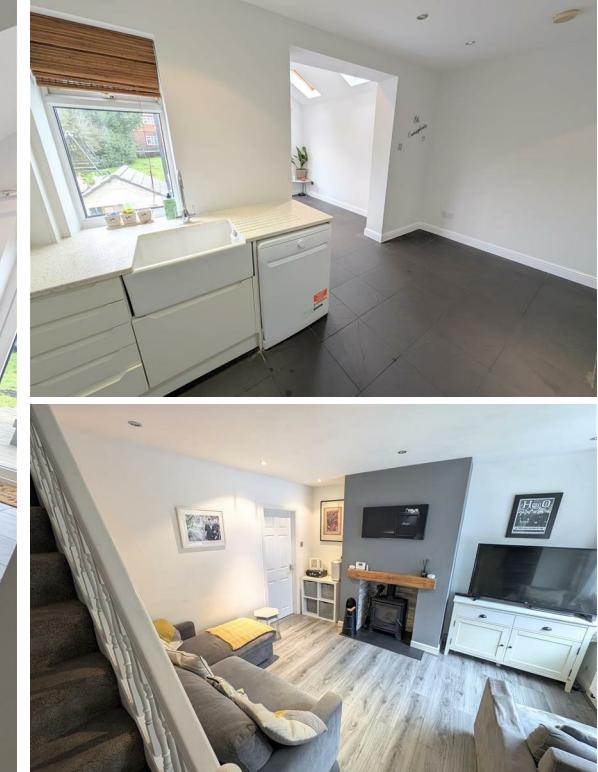
ENQUIRE TO VIEW TODAY - Abbey Road is a charming and popular location within close proximity to Sandbach Town Centre and transport links. This semi-detached home boasts two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

The property features two bathrooms, including a convenient ensuite for added privacy and comfort. Additionally, the presence of a garage provides secure parking for your vehicle or extra storage space.

One of the standout features of this lovely home is the utility room, a practical space that adds functionality to your daily routine. Whether it's doing laundry or storing household essentials, this room is sure to make life a little easier.

Contact us today to arrange a viewing and take the first step towards calling Abbey Road your new address.

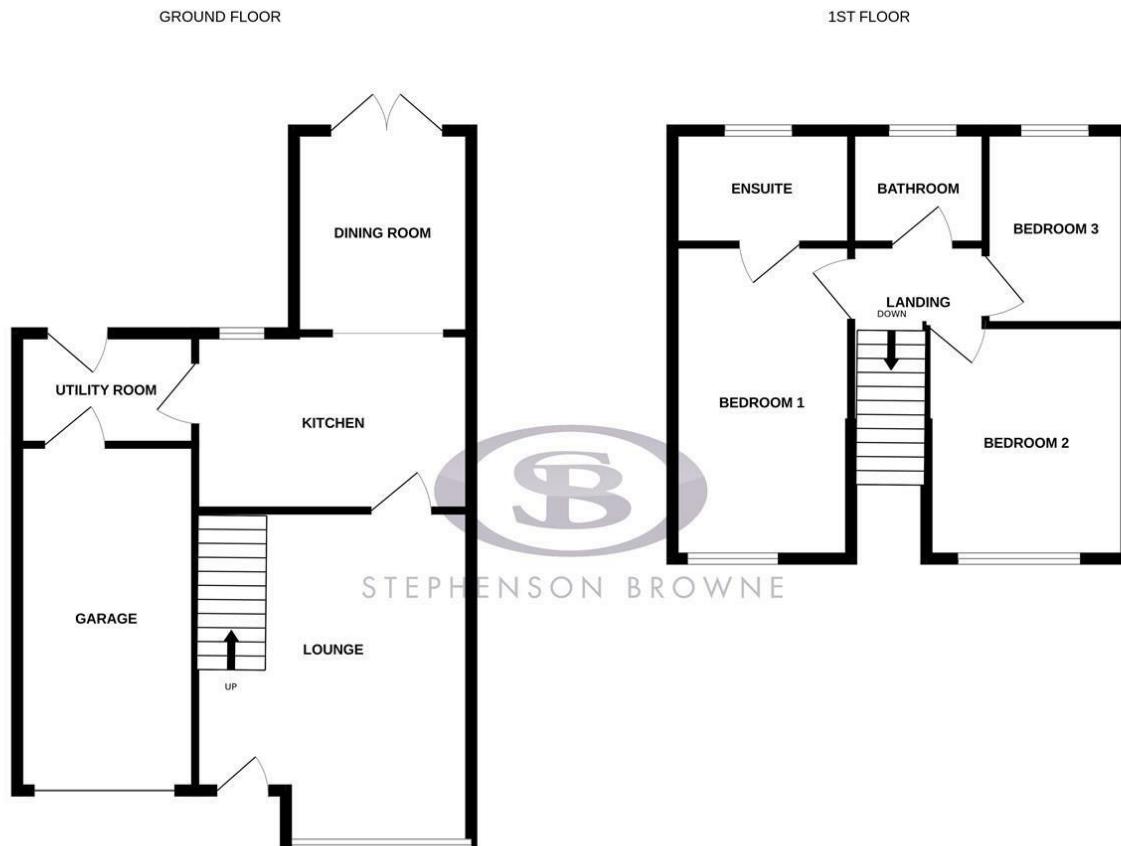




- ENQUIRE TODAY
- ARRANGE YOUR VIEWING TODAY
- Garage
- Utility Room
- Three Bedrooms
- Bathroom & Ensuite
- Popular Location
- Two Reception Rooms



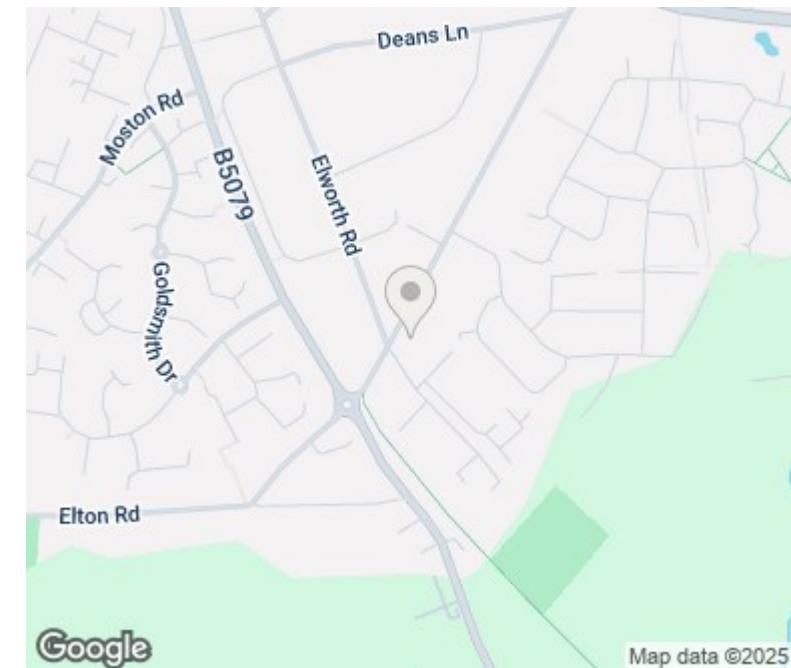
Floor Plan



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. Prospective purchasers should be advised that they must satisfy themselves as to the operability and efficiency of any fixtures and fittings. 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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Area Map



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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