



## 8 Randle Bennett Close

CW11 3GA

**£175,000**



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STEPHENSON BROWNE



- Found on Randle Bennett Close, Sandbach is this delightful end-terrace house, which presents an excellent opportunity for first-time buyers, those looking to downsize, or savvy investors.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its no onward chain status, allowing for a smooth and hassle-free purchase process. Additionally, the location is particularly advantageous, with a mere ten-minute walk to the railway station, providing excellent transport links for commuters. Families will also appreciate the proximity to popular schools, making it an ideal choice for those with children.

Whether you are embarking on your journey as a homeowner or seeking a sound investment, this end-terrace house is a great find that should not be missed.





**Entrance Hall**

**Kitchen**

8'9" x 8'5"

**Living Room**

15'1" x 12'0"

**Landing**

**Bedroom One**

12'0" x 8'9"

**Bedroom Two**

12'0" x 6'9"

**Bathroom**

8'7" x 4'9"

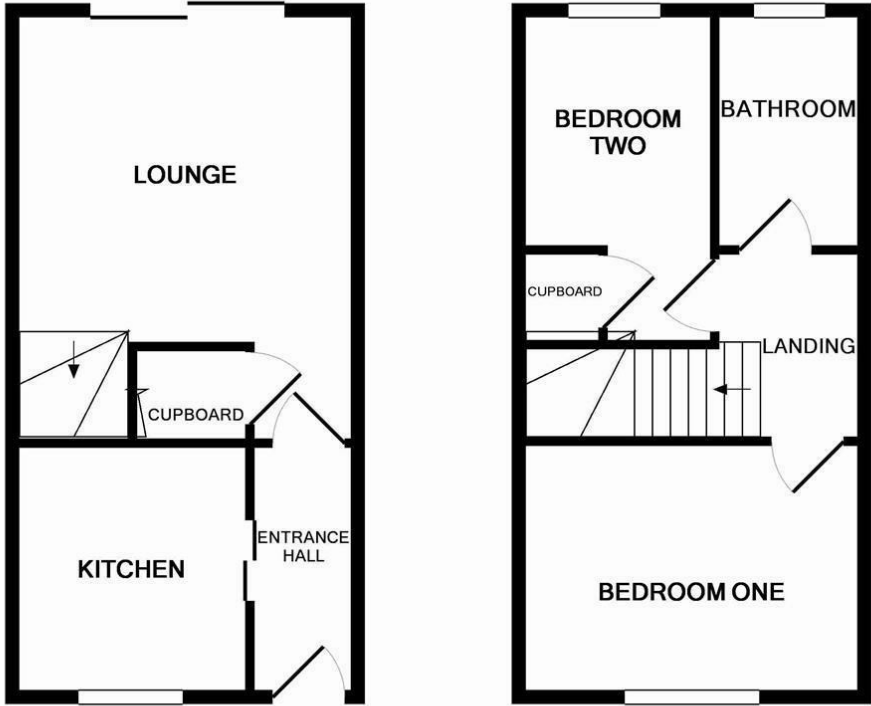


- No Onward Chain
- Two Parking Spaces
- Close To Popular Schools
- Private Rear Garden
- Ten Minute Walk To Railway Station
- Call Now To Arrange Your Viewing!





Floor Plan



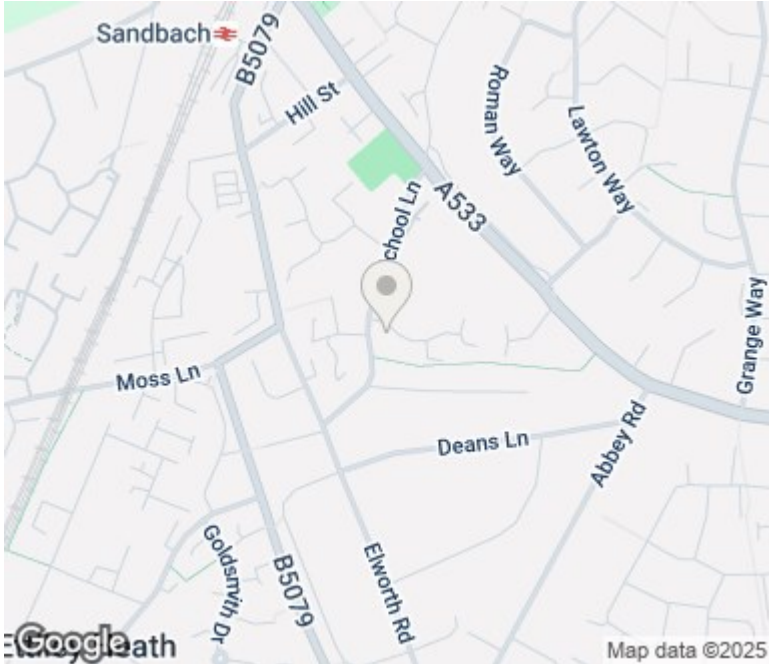
GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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