



12 Pulford Road  
Sandbach

**£1,500 PCM**



STEPHENSON BROWNE

12 Pulford Road, Sandbach CW11 2AF

£1,500 PCM

A superb family home located on a small development between Sandbach and Holmes Chapel and with in convenient access to junction 17 of the M6 motorway. The accommodation is arranged over two floors and comprises four bedrooms two bathrooms. Generous rear garden and single garage. Council tax band E.

No cats or dogs.

### Important Notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more 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 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.

### ENTRANCE VESTIBULE

Radiator. Tiled floor with mat well.

### ENTRANCE HALL

Tiled floor, stairs leading to the first floor, access to cloakroom, lounge, breakfast kitchen and study/dining room.

### CLOAKROOM

Window to the front elevation, tiled floor, low level wc and pedestal wash hand basin, radiator.

### LOUNGE

19'3" x 10'6" (5.87 x 3.19)

A through room with window to the front elevation and French doors onto the rear garden. Feature living flame fireplace with stone surround. Two radiators. Door to kitchen and hallway.

### BREAKFAST KITCHEN

16'4" x 11'1" max and 7'7" minm (4.99 x 3.37 max and 2.32 minm)

Comprehensively fitted with a modern range of base and eye level units with laminate work surfaces and one and a half bowl stainless steel sink unit and mixer tap. Integrated appliances comprising five ring gas hob and double oven beneath. Extractor hood. Fridge, microwave and dishwasher. Window and French doors to the rear elevation. Two radiators and understairs storage cupboard.

### UTILITY ROOM

8'7" x 4'10" (2.61 x 1.47)

Door to outside, base unit and stainless steel sink. appliance space for washing machine and dryer, integrated freezer. Radiator.

### STUDY/DINING ROOM

9'1" x 7'10" (2.77 x 2.39)

Window to the front elevation. Radiator.

### LANDING

Loft access and airing cupboard

### MASTER BEDROOM

15'0" inc wardrobesm x 10'8" (4.56 inc wardrobesm x 3.26)

Window to the front elevation, fitted wardrobes. Radiator.

### ENSUITE

Window to the rear elevation, Large enclosed shower cubicle, pedestal wash hand basin and wc. Chrome heated towel rail. Tiled splash back areas.

### BEDROOM TWO

12'0" x 8'8" (3.65 x 2.65)

Window to the rear elevation, radiator.

### BEDROOM THREE

10'9" x 7'10" (3.28 x 2.40)

window to the front elevation, radiator.

### BEDROOM FOUR

8'5" x 5'11" (2.56 x 1.80)

window to the rear elevation, radiator.

### FAMILY BATHROOM

Window to the rear elevation, chrome heated towel rail, Panelled bath with shower over and glazed shower screen, pedestal wash hand basin, wc.

### GARAGE

Up and over door, power and light.

**NOT TO SCALE** These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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