



27 Abbey Road  
Sandbach

**£1,100 PCM**



STEPHENSON BROWNE



**27 Abbey Road, Sandbach CW11 3HA**

**£1,100 PCM**

**A well-presented spacious 3-bed semi-detached house located on a tree lined road within easy access of the town centre and local schools. Hallway with parquet flooring, cloakroom, lounge/dining room and kitchen with integrated appliances. Recently constructed garage. Gardens. Council tax D. Sorry no cats or dogs.**

#### **ENTRANCE HALL**

Stairs leading to the first floor, Upvc front door and side light with stain glass detail, polished parquet flooring and mat well. Access to lounge, dining room kitchen and cloakroom.

#### **CLOAKROOM**

window to side elevation, wash hand basin, low level wc. Fully tiled walls.

#### **LOUNGE**

21'0" x 11'2" narrowing to 9'8" (6.40 x 3.41 narrowing to 2.94)

Sliding patio doors opening onto the rear garden. Inset electric fire.

#### **DINING ROOM**

13'8" x 11'3" maxm (4.17 x 3.43 maxm)

Bay window to the front elevation with stained glass detail, radiator.

#### **KITCHEN**

17'9" x 7'9" (5.42 x 2.37)

Fitted with with a range of base and eye level cream units with display cabinets and incorporating a ceramic hob, double oven, integrated washing machine, dishwasher and fridge and freezer.

A range of built in storage cupboards and door and window to rear garden.

#### **LANDING**

With window to the side elevation

#### **BEDROOM ONE**

14'4" x 9'5" (4.36 x 2.87)

bay window to the front elevation, double radiator and built in wardrobes

#### **BEDROOM TWO**

12'4" x 9'5" (3.75 x 2.86)

Window to the rear elevation, radiator, built in wardrobes.

#### **BEDROOM THREE**

6'7" x 6'4" (2.00 x 1.92)

Window to the front elevation, radiator.

#### **BATHROOM**

Window to the rear elevation, built in useful storage cupboard and fitted with a four piece white suite incorporating a panelled bath, corner shower cubicle, low level wc and pedestal wash hand basin. Fully tiled walls.

#### **GARAGE**

To be newly installed in November 2021

#### **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.

**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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