



4 Flint Close
Sandbach

£995 PCM



STEPHENSON BROWNE

A lovely three bedroom semi detached house located on a modern development on the outskirts of Sandbach. The development is located with in easy reach of Congleton, Holmes Chapel, Sandbach and Junction 17 of the M6 motorway. The property is maintained to a very high standard and comprises entrance vestibule with cloakroom/wc off. Lounge with stairs leading to the first floor. Breakfast kitchen with French doors opening onto the rear garden. To the first floor there are three bedrooms, family bathroom with shower and ensuite shower room. Externally there is driveway parking and a single garage. Enclosed rear gardens.

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 Hall

Mat well and radiator, tiled floor.

Cloakroom

Window to the front elevation, low level wc and pedestal wash hand basin. Radiator.

Lounge

15'8" x 15'10" (4.78 x 4.84)

Window to the front elevation, stairs leading to the first floor with under stairs storage cupboard. Two radiators.

Breakfast Kitchen

15'10" x 9'1" (4.84 x 2.79)

Fitted with a comprehensive range of base and eye level units and incorporating integrated fridge/freezer, dishwasher, four ring gas hob with extractor hood and oven. Plumbing for washing machine. Window and French doors looking over the rear garden. .

Landing

Loft Access and built in storage cupboard.

Master Bedroom

11'1" x 8'9" (3.38 x 2.67)

Window to the rear elevation. Radiator.

Ensuite

Comprising pedestal wash hand basin, low level wc and double width shower cubicle.

Bedroom Two

9'5" x 8'2" (2.88 x 2.50)

Window to the front elevation. Radiator.

Bedroom Three

10'4" x 7'4" (3.15 x 2.26)

Window to the front elevation. Radiator.

Garage

Up and over door to the front.

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.

36 High Street, Sandbach, Cheshire, CW11 1AN Tel: 01270 763200 opt 2

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