



## 89 Heron Way , Sandbach, CW11 3AU

£1,100 PCM

This charming well presented semi-detached property has a double bedroom, single bedroom and 3rd room fitted out as a dressing room which would also make a great home office. Within easy walking distance of Sandbach town centre this property would be ideal for a professional person or couple.

Accommodation includes: entrance hall leading into a spacious lounge with windows to the front of the property. The fully fitted kitchen leads from the hallway which includes, oven, hob, extractor fan, fridge freezer and dishwasher.

Upstairs is the master bedroom, with a second bedroom that has been beautifully fitted out as a dressing room / walk in wardrobe / home office. The third bedroom is suitable for a single bed.

Outside is a low maintenance fully enclosed rear garden which includes a shed.

The spacious lawned area is fitted with artificial grass.

To the front of the property there is parking for 2 vehicles.

This property can be let part furnished please enquire for more information.

Rent excludes all utilities and is council tax band C.

### Viewing

Please contact our Wright Lettings & Management Office on 01270 216478

if you wish to arrange a viewing appointment for this property or require further information.





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