

Freehold £250,000

Redwing Road, Sandbach, Cheshire CW11 3TS



- Two Storey, Three Bedroom, Mid Terrace House
- Spacious Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 794 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden
- Town Centre/Station Within Easy Reach

## GENERAL DESCRIPTION

This recently-constructed and immaculately-presented property has a reception room with open staircase, a central cloakroom and a spacious and attractive kitchen/dining room with integrated appliances. Double doors lead out to a garden with patio plus a seating area at the rear. On the first floor of the house are two generously-sized bedrooms plus a smaller third bedroom and a simple yet stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with parking for two cars and is within comfortable walking distance or a brief bus/bike ride of Sandbach Railway Station. The town centre is also within easy reach. Ofsted list four primary schools and two secondary schools within a mile radius of Redwing Road, all rated 'Good'.

**Tenure:** Freehold.

**Council Tax:** Band C, Cheshire East Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS

### GROUND FLOOR

#### Living Room

15' 1" max. x 11' 3" (4.60m x 3.44m)

#### Inner Hall

#### W.C.

#### Kitchen / Dining Room

15' 1" x 10' 2" (4.61m x 3.09m)

#### Garden

approximately 33' 5" x 15' 1" (10.18m x 4.61m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

13' 5" max. x 8' 2" max. (4.09m x 2.49m)

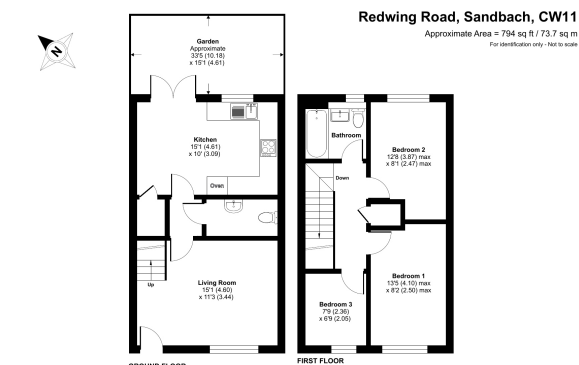
#### Bedroom 2

12' 8" x 8' 1" (3.87m x 2.47m)

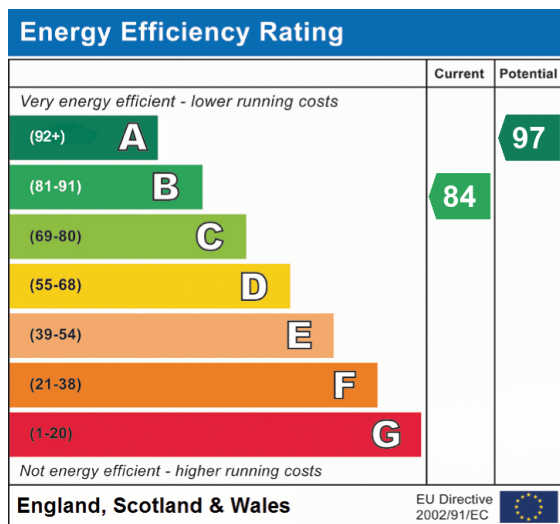
#### Bedroom 3

7' 9" x 6' 9" (2.36m x 2.05m)

#### Bathroom



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©redhouse2023. Produced by Urban Moves. REF: 124767



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