

Lewis
King



Booth Avenue, Sandbach, CW11 4JN

£190,000





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Booth Avenue

Sandbach, CW11 4JN

- No Onward Chain
- Two Bedrooms
- Council Tax Band B
- Off-Road Parking
- Close to Sandbach Town Centre
- Extended to Rear

NO ONWARD CHAIN

Found in a superb location only a short walk Sandbach town centre on a quiet and family-friendly street, this home has the potential to make a superb starter home or even a buy-to-let investment given its location and the size of the accommodation on offer.

With off-road parking for at least two vehicles to the side of the property and a modest garden to both the front and rear, the property sits on a sizeable plot and has already been extended to the rear in the past to allow for more living space on the ground floor. This home as well as being a short walk into the town centre is also only a few minutes' walk from two local convenience shops for your everyday needs, plus is in the catchment area for both Sandbach high schools, two local primary schools, plus enjoys open countryside just a few minutes away, just some of the many reasons Sandbach Heath remains such a popular place to live.

Internally the property is in need of some modernisation however has been updated by the current owners with a new bathroom in recent years and with the extension to the rear enjoys plenty of natural light. In brief the accommodation comprises; a large separate lounge with gas feature fireplace to the front aspect, open plan kitchen/diner to the rear with access off to a large pantry cupboard and the rear garden, large double bedroom to the first floor with fitted wardrobes and a second built in storage cupboard, second single bedroom to the rear elevation, and finally a three-piece suite family bathroom completes the accommodation.

To arrange a viewing or for more information then please call Lewis King Estate Agents at your earliest convenience!



Ground Floor

Lounge

9'10"/6'6" x 14'5" (3.2 x 4.4)

Kitchen/Diner

13'9" x 17'4" (4.2 x 5.3)

First Floor

Bedroom One

10'9" x 11'1" (3.3 x 3.4)

Bedroom Two

7'6" x 10'2" (2.3 x 3.1)

Bathroom

6'2" x 6'10" (1.9 x 2.1)



Directions

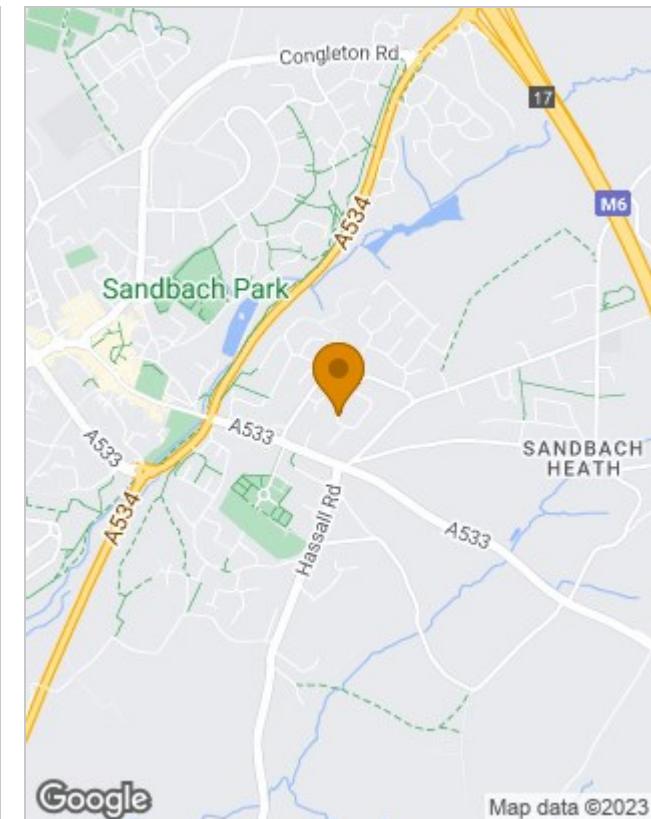




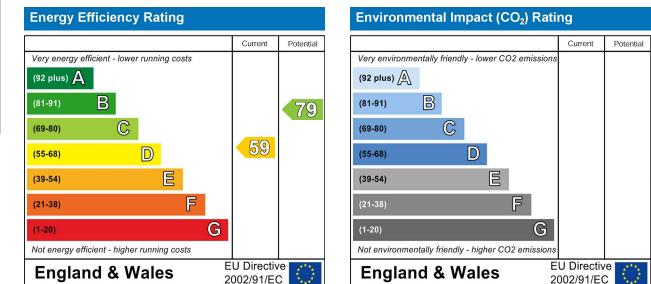
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.