

Lewis  
King



Moorland Road, Sandbach, CW11 3SG

£85,000

2 1 1 B



£85,000

# Moorland Road

## Sandbach, CW11 3SG

- 40% Shared Ownership
- Off-Road Parking for 2 Vehicles
- Close to Town Centre
- Two Double Bedrooms
- Tax Band B
- Large Garden

### \*40% SHARED OWNERSHIP HOME\*

Found a short walk from Sandbach town centre on the popular Abbeyfields estate, this spacious and modern home is a perfect opportunity for someone to get their foot on the property ladder!

Boasting a gorgeous outlook opposite an open meadow and found near the head of a quiet cul-de-sac, this home enjoys a large garden, two double bedrooms, and an open plan living space. Early viewing comes highly recommended!

Internally the property briefly comprises; a bright and open entrance hall with storage cupboard, stairs to the first floor, and access off to a ground floor WC, there is a modern kitchen with integrated fridge/freezer, oven, and hobs, plus a large open plan lounge/diner with French doors opening out to the rear garden. To the first floor there are two large double bedrooms with the 2nd bedroom also benefitting from a huge storage cupboard, and finally a three-piece suite family bathroom.

Externally the property has two allocated off-road parking spaces, while to the rear the garden has a patio seating area and easy to maintain lawn with flowered borders.

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



### Shared Ownership

### Ground Floor

### Lounge/Diner

12'9" x 12'9" (3.9 x 3.9)

### Kitchen

6'2" x 9'2" (1.9 x 2.8)

### First Floor

### Bedroom One

12'9" x 10'9" (3.9 x 3.3)

### Bedroom Two

12'9" x 8'2" (3.9 x 2.5)

### Bathroom

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

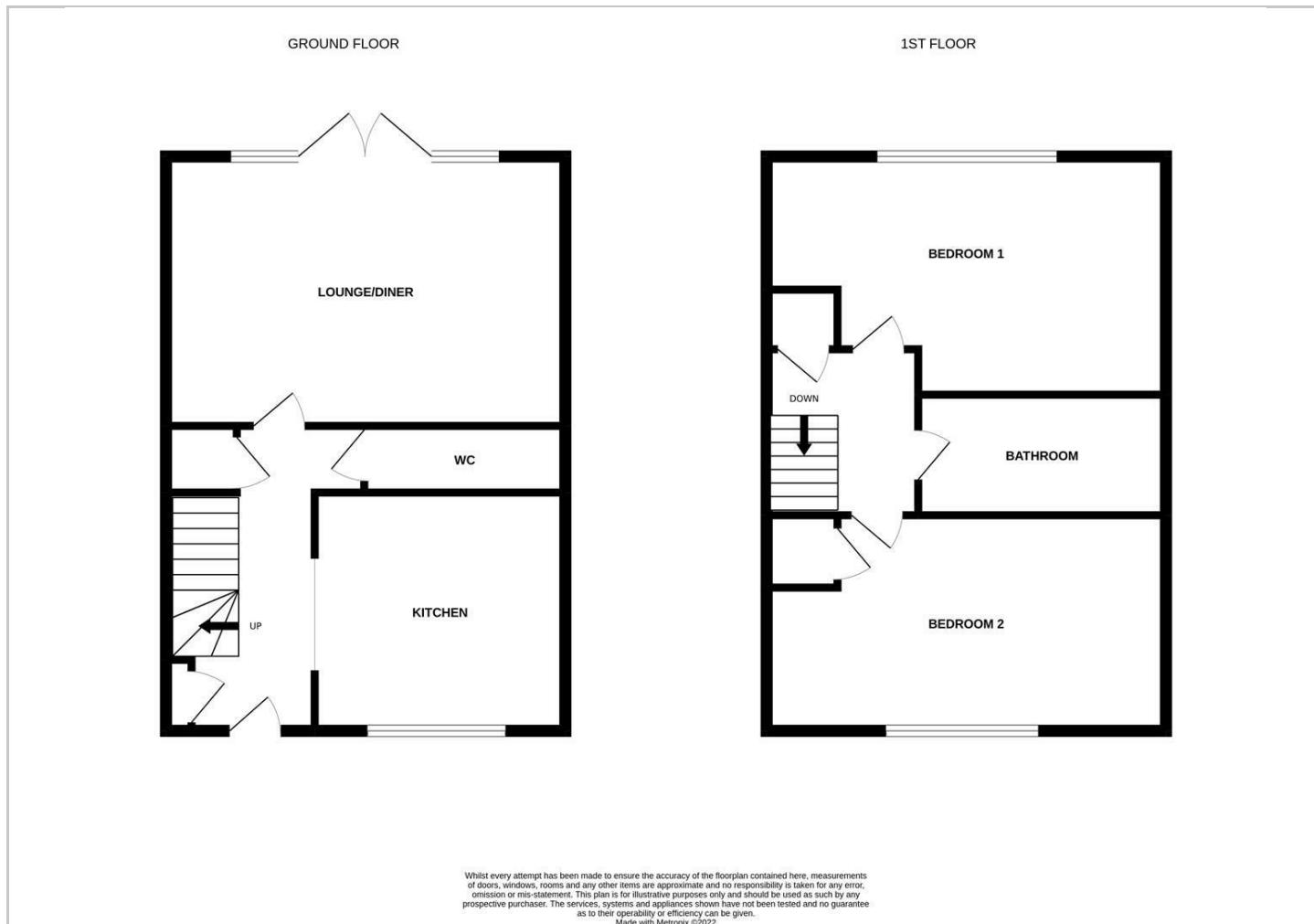


## Directions





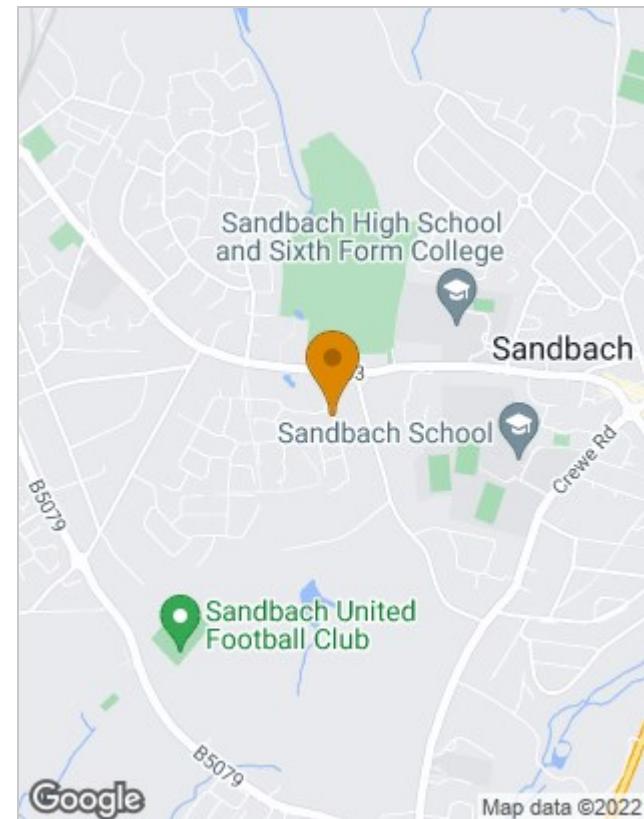
## Floor Plans



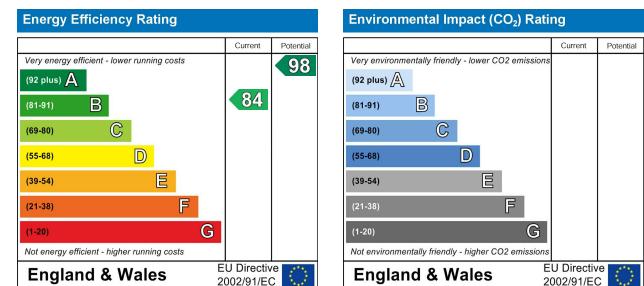
## Viewing

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

## Location Map



## Energy Performance Graph



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.