

Lewis  
King



18 Ashby Drive, Sandbach, CW11 3NY

**£875** Per month

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# 18 Ashby Drive

Sandbach, CW11 3NY

- Two Bedroom Home
- Modern Kitchen
- Quiet Cul-de-sac Location
- Council Tax Band B
- Off-Road Parking
- Large Garden
- Views Over Open Fields

Found at the top of a quiet cul-de-sac with views to the front over open fields, this superb home also boasts a spacious garden, off-road parking, and two double bedrooms. Early viewing comes highly recommended as this is sure to be snapped up quickly!

On the ground floor the property is accessed via a separate Entrance Hall leading through to a spacious Lounge with stairs leading to the first floor and a feature fireplace. To the rear there is a modern kitchen with under-stairs larder cupboard and a rear door leading to the garden.

To the first floor there are two double bedrooms plus a three-piece suite family bathroom completing the accommodation.

Externally there is off-road parking for at least one vehicle plus a double gate to the side leading to the sizeable rear garden with multiple storage sheds, lawn area, and raised decked seating space.

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



## Ground Floor

**Lounge** 11'9" x 12'5" (3.6 x 3.8)

**Kitchen** 11'9" x 7'10" (3.6 x 2.4)

## First Floor

**Bedroom One** 11'9" x 8'2" (3.6 x 2.5)

**Bedroom Two** 11'9" x 6'10" (3.6 x 2.1)

**Bathroom** 8'10" x 4'7" (2.7 x 1.4)

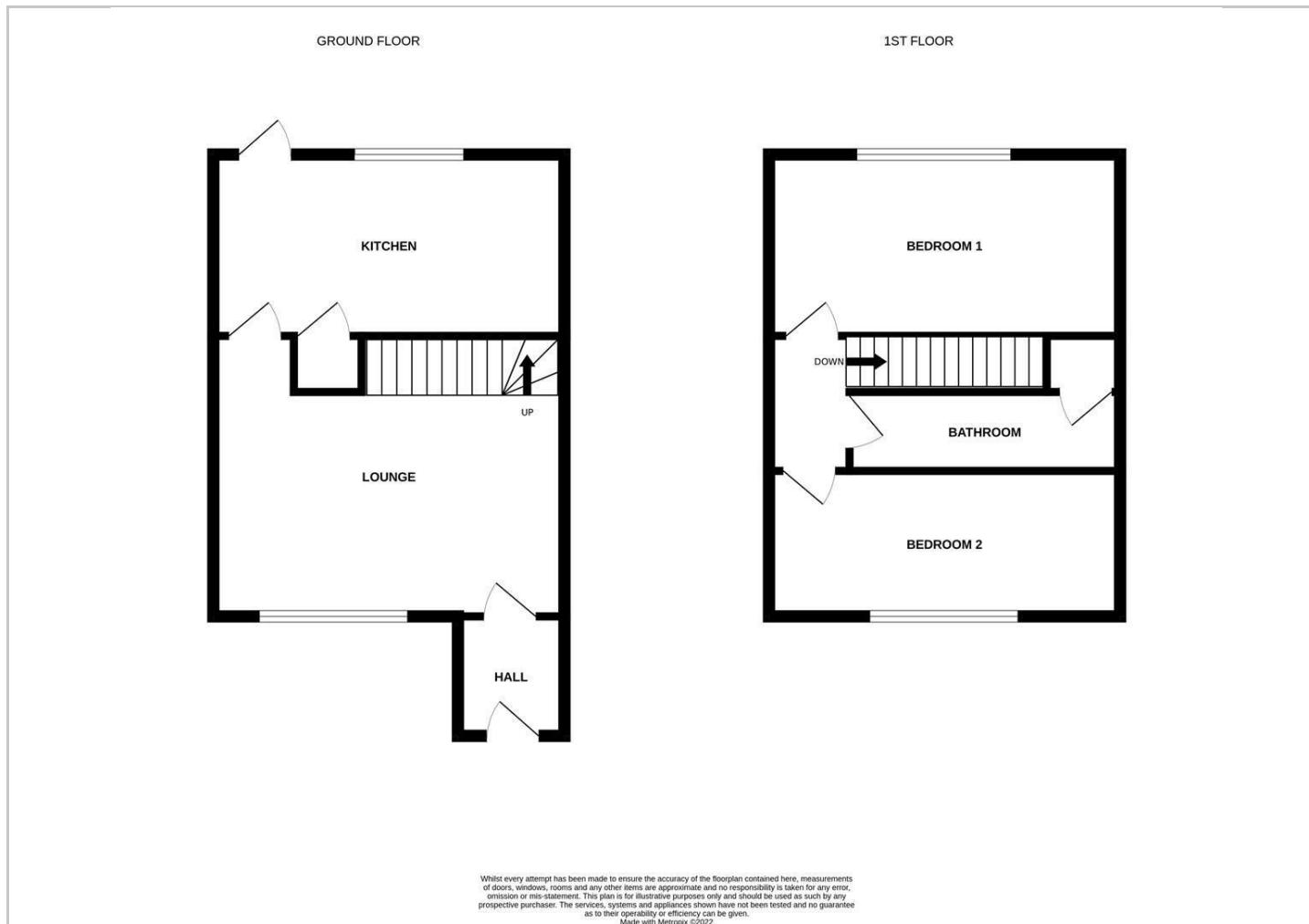


## Directions





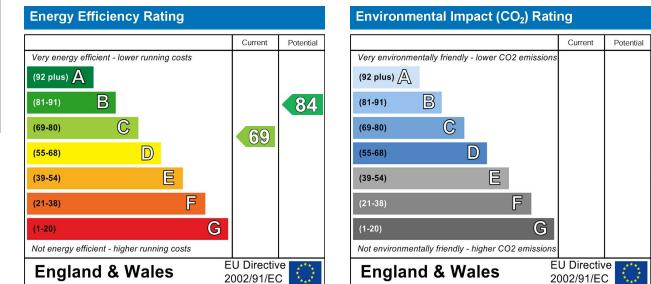
## Floor Plans



## 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.