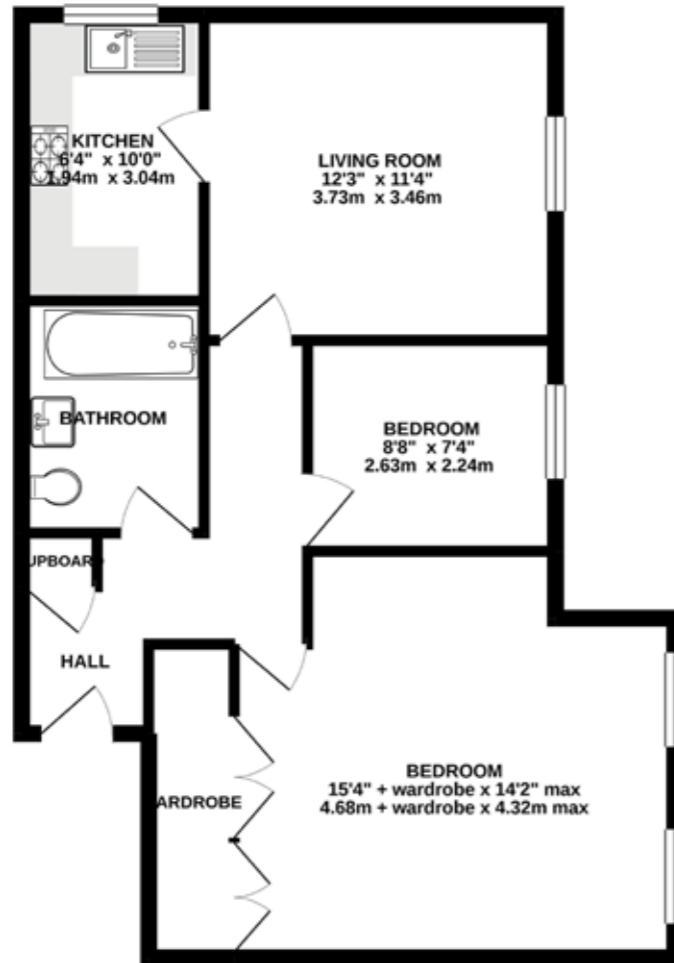


GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**81 SUNNYMILL DRIVE**  
Sandbach  
**£140,000**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Holmes Chapel

14, The Square, HOLMES CHAPEL CW4 7AB

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gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Situated in the heart of Sandbach town centre, a top floor, immaculate apartment with a fabulous main bedroom, modern kitchen and bathroom and a cosy living room.

- Ideally positioned in the centre of Sandbach town centre
- Top floor apartment
- Allocated parking space

- Two bedrooms, the main bedroom being substantial along with having built in wardrobes
- Living room overlooking the front
- Modern kitchen and bathroom

£140,000

81 SUNNYMILL DRIVE

Sandbach



**DESCRIPTION**

Offering bright and spacious accommodation with a cloak cupboard in the hallway, which leads to the modern white three piece bathroom and the two bedrooms. The main bedroom is of particular note - with two large built in wardrobes, this huge room gives a warm and cosy feel. Bedroom two would make an ideal guest bedroom or study. The living room opens to the kitchen which is fitted with a range of modern hi-gloss units with space for a washing machine and fridge freezer. The apartment benefits from an allocated parking space, a large lawn to the rear of the building is for use of all

residents, while Sandbach town centre itself is just a few minutes walk away. This particular apartment is accessed off Middlewich Road rather than Sunnymill Drive. Located on the second floor the property is well maintained throughout.

**LOCATION**

Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away,

making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Sandbach High School and Sixth Form College having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

**DIRECTIONS**

CW11 4NA - Sunnymill Drive, Sandbach

**TENURE**

We are advised that the property is leasehold, with the remainder of a 150 year lease, £90 per month service charge and £100 per annum ground rent

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN